



MURRAY

11 Withers Close, Oakham, Rutland, LE15 6GG
£240,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



Chartered Surveyors & Estate Agents

11 Withers Close, Oakham, Rutland, LE15 6GG

DESCRIPTION

Modern end-terrace house with off-road parking and attractive low maintenance gardens set in a quiet cul de sac within popular residential area on the edge of Oakham.

The property offers a much improved accommodation which benefits from gas fired central heating system and double glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, refitted Dining Kitchen with a full range of integrated appliances;

FIRST FLOOR: two good size Bedrooms, Bathroom.

OUTSIDE there is a tarmac driveway providing off-road parking for two cars to the front and attractively landscaped gardens to front and rear.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC double glazed entrance door with leaded light detail, radiator, internal doors to Cloakroom/WC and Lounge,

Cloakroom/WC

White suite of low level WC and wash hand basin, radiator.

Lounge 4.50m x 3.00m approx (14'9" x 9'10" approx)

Decorative fire surround with marble effect inset and matching raised hearth (for electric fire appliance), radiator, window to front, stairs leading to first floor, door to Dining Kitchen.

Dining Kitchen 3.91m x 2.39m (12'10" x 7'10")

Stylishly refitted with a range of contemporary WREN KITCHENS units featuring marble effect work surfaces, inset single drainer sink with mixer tap, base cupboard and drawer units and contrasting eye level wall mounted cupboards with concealed lighting beneath. Integrated appliances comprise fridge-freezer, dishwasher, washing machine, electric oven and gas hob with stainless steel cooker hood above.

WORCESTER gas central heating boiler (installed in 2022), tiled splashbacks, radiator, window to rear, double glazed door giving access to attractively landscaped rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard, radiator, doors to the two bedrooms and bathroom, window to side, loft hatch giving access to newly insulated roof space.

Bedroom One 3.91m x 2.97m (12'10" x 9'9")

Two built-in double wardrobe, radiator, window overlooking rear garden.

Bedroom Two 3.91m x 2.36m (12'10" x 7'9")

Radiator, two windows to front.

Bathroom

White suite comprising low level WC, hand basin and panelled bath with mixer shower above. Fully tiled walls, radiator, shaver point, extractor fan.

OUTSIDE



Chartered Surveyors & Estate Agents

11 Withers Close, Oakham, Rutland, LE15 6GG

Parking

To the front of the property there is off-road parking space for two cars.

Front Garden

The open plan front garden is hard landscaped to include a small cobbled area with central raised bed and paved pathway flanked by a shrub border which leads to the entrance door.

Rear Garden

The west facing, fully enclosed rear garden is bounded by timber fencing and has been hard landscaped (in 2022) for ease of maintenance to feature a sandstone paved patio area immediately to the rear of the house (accessed from the kitchen), steps leading up to a gravelled area with stepping stones flanked by raised beds and borders and a further sandstone paved seating area at the top of the garden.

There is electricity and lighting in the rear garden.

SERVICES

Mains electricity

Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard and Superfast, no Ultrafast)
Mobile signal: EE, Three, O2 and Vodafone fully available (indoors and outdoors)
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

AGENT'S NOTE

Details of improvements carried out by the present owners is available from the Selling Agent on application.

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with

commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition there is a British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.



Chartered Surveyors & Estate Agents

11 Withers Close, Oakham, Rutland, LE15 6GG

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this

property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

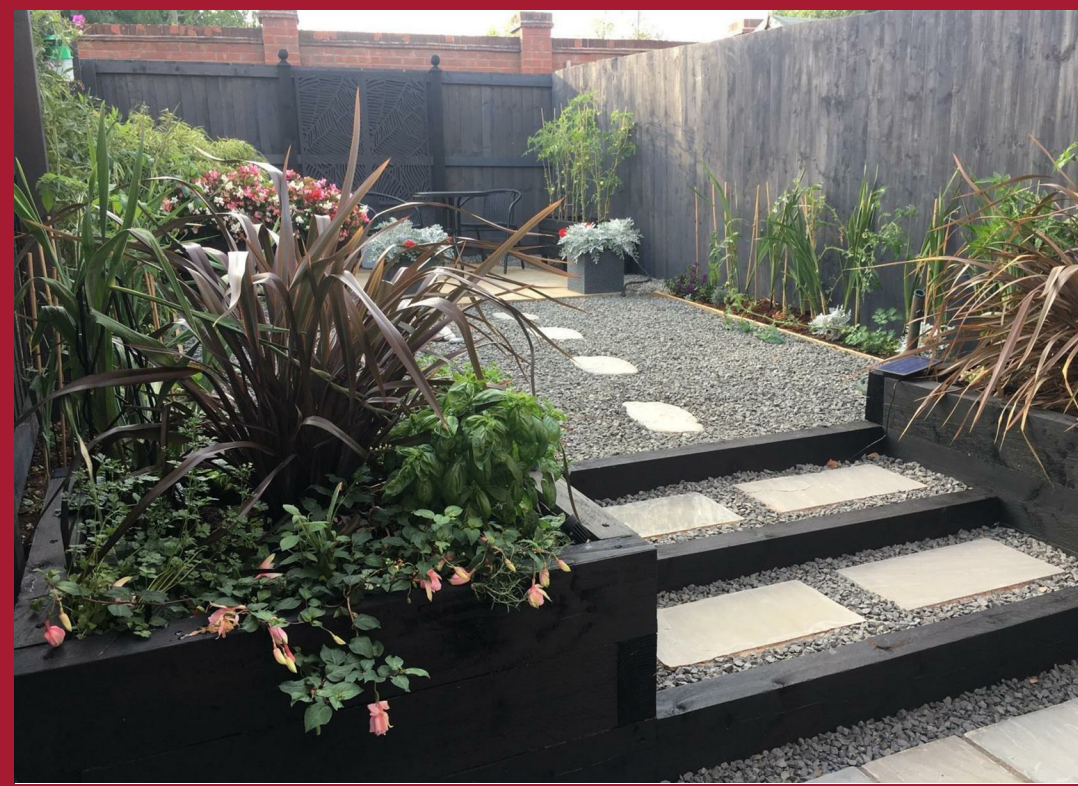
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

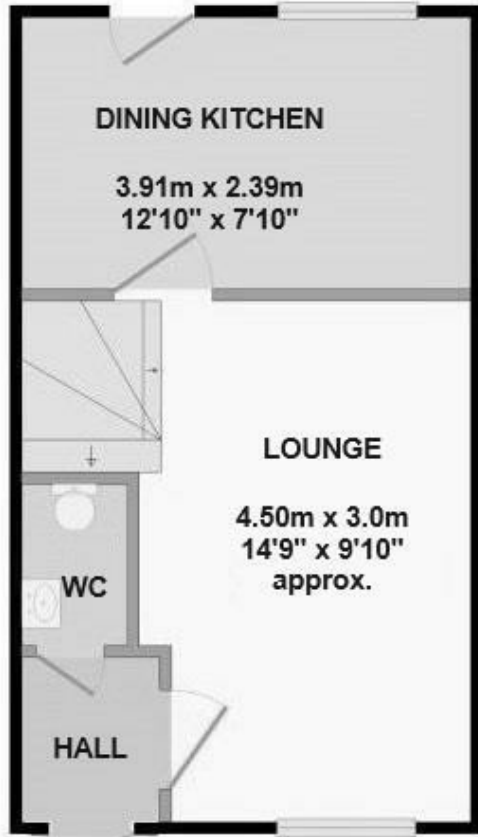
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



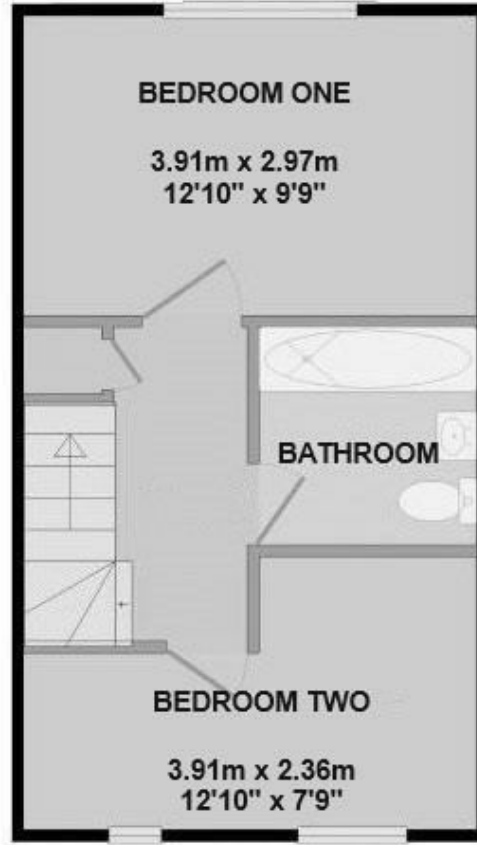




Chartered Surveyors & Estate Agents



GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC