



8 Owston Road, Knossington, Leicestershire, LE15 8LX
Offers In Excess Of £320,000



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An opportunity has arisen to purchase an attractive stone-built period cottage with off-road parking and enclosed garden, situated in the well-regarded village of Knossington.

** Sitting Room * Spacious Kitchen/Diner * Utility * WC * 2 Double Bedrooms * Bathroom * Brick Outhouse **

Tenure: Freehold



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DESCRIPTION

A charming end-terrace character cottage with off-road parking and enclosed west-facing garden with an outhouse, situated in the picturesque village of Knossington.

The property is built from local stone under tiled roof and features stone mullion windows, a cast stone door surround to the main entrance door and stripped timber and pine internal doors.

Benefiting from oil-fired central heating, the accommodation is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room with open fireplace, large Kitchen/Diner with wood-burning stove, Utility Room, WC; FIRST FLOOR: two good-size double Bedrooms, Bathroom.

The property is offered with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Arched timber entrance door with metal furniture, radiator, stairs leading to first floor, loft access, doors to Sitting Room and Kitchen/Diner.

Sitting Room 4.62m x 4.29m (15'2" x 14'1")

Open fireplace with feature surround, radiator, single-glazed metal-framed window.

Kitchen/Diner 4.62m x 4.27m (15'2" x 14'0")

Excellent open-plan kitchen/diner fitted with a range of units incorporating granite-effect worktops, inset single drainer stainless steel circular sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. There is space for a slot-in cooker with extractor above.

Feature wood-burning stove set in a recess, traditional fitted cupboard, radiator, tiled floor, wall-light point, single-glazed metal-framed window, internal door to Utility Room.

A stripped timber door gives access to under-stairs cupboard with tiled floor and power and light connected.

Utility Room 2.39m x 2.18m (7'10" x 7'2")

Fitted worktop with inset single drainer stainless steel sink and tiled splashback, radiator, tiled floor, recessed ceiling spotlight, single-glazed metal-framed window, external panelled timber door giving access to rear garden, internal door to WC.

WC

White suite of low-level WC and wall-mounted wash basin with mixer tap, radiator, tiled floor, extractor fan, opaque glazed timber-framed window.

FIRST FLOOR

Landing

Doors to the two bedrooms and bathroom.

Bedroom One 4.62m x 4.29m (15'2" x 14'1")

Decorative period-style fireplace, radiator, single-glazed metal-framed window.

Bedroom Two 4.62m x 2.69m (15'2" x 8'10")

Decorative period-style fireplace, radiator, single-glazed metal-framed window.

Bathroom

White suite comprising low-level WC, pedestal hand basin with mixer tap, panelled bath with tiled splashback and separate corner shower cubicle with tiled surround. Partially panelled walls to dado height, radiator, single-glazed metal-framed window.

OUTSIDE

Parking

There is a cobbled pathway leading to the front door and an adjoining area of hard standing providing parking for several vehicles to the front.

A wooden hand gate leads into the rear garden.

Garden

The west-facing rear garden is fully enclosed and has been laid out to include an area of lawn, a large gravelled terrace and hard standing for a greenhouse. Within the garden is a detached brick Outhouse.

SERVICES

Mains electricity
Mains water supply
Oil central heating

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According to <https://checker.ofcom.org.uk/>
Broadband available (Standard and Superfast, no Ultrafast)
Mobile signal:
Indoor: O2 available (calls only). EE, Three, Vodafone not available
Outdoor: EE, Three, O2 and Vodafone fully available (calls, data and enhanced data)
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.

KNOSSINGTON

The pretty village of Knossington lies on the Rutland/Leicestershire border, just four miles West of the market town of Oakham.

Knossington is a vibrant village with a very popular pub, The Fox and Hounds, and is surrounded by beautiful rolling countryside providing numerous bridle ways and footpaths for walking.

Nearby Oakham (around 4 miles) and Uppingham (around 8 miles) provide a wide range of amenities with train services from Market Harborough and Peterborough to London.

The local schooling is very well catered for both in the state and private sector with a choice of primary and secondary schools nearby.

COUNCIL TAX

Band D
Melton Mowbray District Council. Telephone 01664 502502

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

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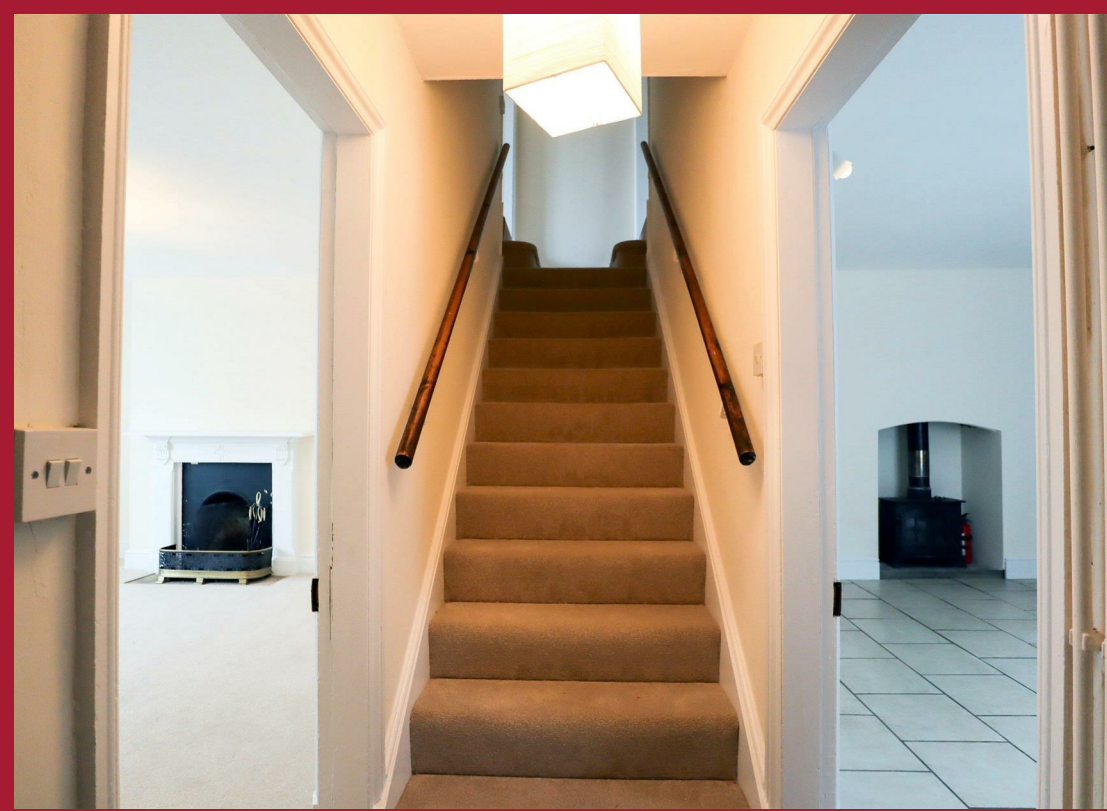
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given in good faith.

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.







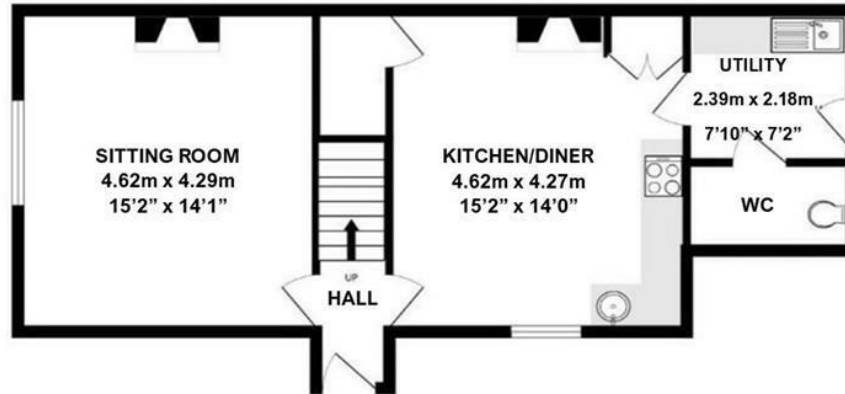




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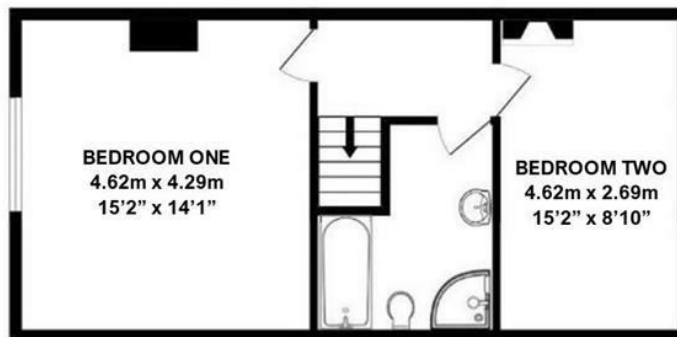
GROUND FLOOR

Approx. 52.4 sq. m / 564 sq. ft



FIRST FLOOR

Approx. 43.7 sq. m / 470 sq. ft



TOTAL FLOOR AREA: Approx. 96.0 sq. m / 1,034 sq. ft

Not to scale—for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(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