



12 Gretton Street, Barleythorpe, Rutland, LE15 7UU
£310,000



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DESCRIPTION

Contemporary detached property with an oversized single garage, off-road parking and walled garden set on a corner plot in the centre of Barleythorpe, close to Oakham and its amenities.

The property offers energy efficient accommodation which benefits from gas-fired central heating and high performance glazing.

The interior features recently updated (laminated and carpet) flooring and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, open-plan Kitchen/Diner, Cloakroom/WC;

FIRST FLOOR Master Bedroom with en-suite Shower Room, two further Bedrooms (one double and one single), Family Bathroom.

Tenure: Freehold

Service Charge: £175.00 per annum.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.57m x 1.42m (5'2" x 4'8")

Double glazed front door, staircase leading to first floor.

Lounge 5.64m x 3.15m (18'6" x 10'4")

Radiator, bay window to side.

Open-plan Kitchen/Diner 5.64m x 3.61m (18'6" x 11'10")

Range of attractive contemporary fitted units incorporating granite effect work surfaces, inset stainless steel sink with mixer tap, high gloss base cupboards and drawers and matching wall cupboards.

Integrated appliances comprise fridge-freezer, electric oven and gas hob with stainless steel extractor above. There is an under-counter space and plumbing for washing machine.

Access to under-stairs storage cupboard, access to Cloakroom/WC, radiator, recessed ceiling spotlights,

dual-aspect windows to front and side, French doors leading to walled garden.

Cloakroom/WC 1.80m x 0.97m (5'11" x 3'2")

White suite of low level WC and wash hand basin.

FIRST FLOOR

Landing

Built-in storage cupboard, loft access hatch.

Bedroom One 3.61m x 3.23m (11'10" x 10'7")

Built-in wardrobes, radiator, dual-aspect windows to front and side.

En-suite Shower Room 2.34m x 1.42m (7'8" x 4'8")

White suite of low level WC and pedestal hand basin with tiled splashbacks, shower cubicle with aqua-board splashback, heated towel rail, tiled floor, window to front.

Bedroom Two 3.61m x 3.10m (11'10" x 10'2")

Radiator, window to front.

Bedroom Three 2.49m x 2.44m (8'2" x 8'0")

Radiator, window overlooking walled garden.



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Family Bathroom 2.13m x 1.96m (7'42 x 6'5")

White suite comprising low level WC, pedestal hand basin and panelled bath with shower and glass screen. Fully tiled splashbacks, heated towel rail, tiled floor, window to side.

OUTSIDE

Single Garage 7.47m x 3.63m (24'6" x 11'11")

The oversized garage has light and power, electric roller shutter door and loft storage space.

The garage is accessed via a tarmac driveway which provides additional off-road parking.

Gardens

The property occupies a corner plot with front and side mainly block paved with borders and a side hand gate leading to rear garden.

The walled rear garden enjoys a good degree of privacy and is mainly laid to lawn, with paved patio and raised beds.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and 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.

SERVICE CHARGE

There is an annual charge payable to Oakham Heights Residents Management Company covering maintenance and upkeep of the common areas within the Oakham Heights development. The current service charge is £175.00 per annum per property. The service charge is subject to annual reviews.

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports



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such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band D

Rutland County Council, Oakham 01572-722577

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

Oakham

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Stamford

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01780 766604
Lettings Enquiries
01572 755513

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Uppingham

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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.

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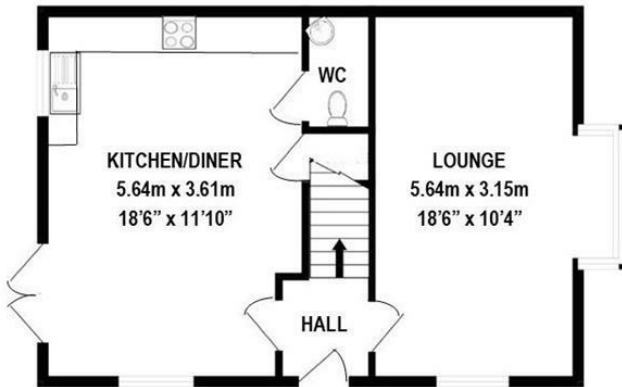
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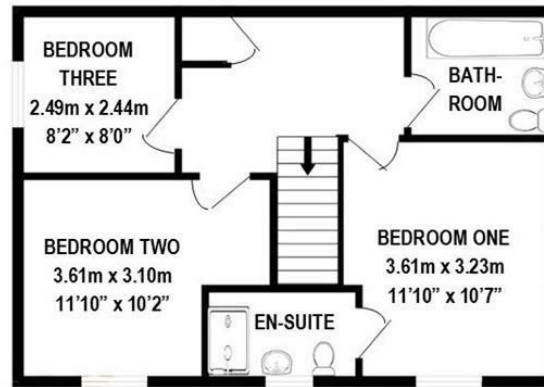


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GROUND FLOOR

Approximately 47.4 sq. m / 511 sq. ft



FIRST FLOOR

Approximately 46.2 sq. m / 497 sq. ft



Approx. 27.2 sq. m / 293 sq. ft

TOTAL FLOOR AREA: Approx. 120.9 sq. m / 1,301 sq. ft

Not to scale—for identification purposes only

The garage is not shown in its actual position

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(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		

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