



64 Kings Road, Oakham, Rutland, LE15 6PD
Guide Price £485,000



Chartered Surveyors & Estate Agents

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

64 Kings Road, Oakham, Rutland, LE15 6PD



Chartered Surveyors & Estate Agents

DESCRIPTION

An opportunity has arisen to acquire a large detached house all in excellent condition, situated in an established residential area of Oakham, within walking distance of the town centre and its amenities, Oakham station, doctors surgery and local hospital.

Benefiting from gas-fired central heating system, UPVC double-glazed windows and PVC fascias throughout, the property occupies a good-sized plot with ample parking for at least five vehicles and larger-than-average, landscaped gardens to the rear.

The beautifully presented accommodation includes good quality fittings throughout and can be summarised as follows:

GROUND FLOOR: Reception Hall with feature cast-iron staircase, Lounge, separate Dining Room, Breakfast Kitchen, Second Kitchen/Utility, two large Double Bedrooms with fitted wardrobes, Second Lounge, single Bedroom/Study, two Bathrooms;

FIRST FLOOR: two further generously-proportioned Double Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Storm Porch

Reception Hall

Double-glazed front entrance door with leaded-light detail, radiator, oak-effect laminate flooring, feature cast-iron circular stairs leading to first floor.

Lounge (One) 4.37m x 3.96m (14'4" x 13'0")

Feature fireplace with wooden surround and raised hearth, radiator, wooden floor, set of French doors with matching side panels leading to rear garden.

Dining Room 3.86m x 3.02m (12'8" x 9'11")

Radiator, laminate flooring, window to side.

Breakfast Kitchen 4.88m x 3.58m (16'0" x 11'9")

Excellent range of fitted units incorporating solid wood work surfaces, inset sink with mixer tap, ample base cupboard and drawer units under, integrated dishwasher, matching eye-level wall cupboards, display cabinets and tall store cupboard.

Included in the sale is a freestanding Rangemaster Nexus range cooker with induction hob and stainless steel extractor canopy above. There are two under-counter appliances spaces (for washing machine and tumble dryer) and space for upright fridge-freezer.

Tiled splashbacks, tiled flooring, recessed ceiling spotlights, window to side, external half-glazed door to rear garden.

Second Kitchen/Utility 3.40m x 2.01m (11'2" x 6'7")

Range of fitted base and wall-mounted units, including a double cupboard with electrics and plumbing for washing machine and tumble dryer, inset sink with mixer tap, inset gas-fired Bosch hob and eye-level Bosch electric double oven, under-counter appliance space.

Built-in cupboard, wall-mounted Worcester gas fired boiler, radiator, tiled splashbacks, laminate flooring, recessed ceiling spotlights, high-level window to side, internal door to second Lounge.

Lounge (Two) 4.39m x 3.40m (14'5" x 11'2")

Two radiators, laminate flooring, French doors with matching side panels opening to rear garden, internal doors to Bedroom and Bathroom.

Off Reception Hall:

Bedroom One 3.89m x 3.38m (12'9" x 11'1")

Built-in triple wardrobe with sliding doors, radiator, oak-effect laminate flooring, window to front.

Bedroom Two 3.86m x 3.33m (12'8" x 10'11")

Built-in triple wardrobe with sliding doors, radiator, oak-effect laminate flooring, window to front.

Bathroom

Contemporary white suite of low-level WC and rectangular hand basin set within vanity unit with cupboards beneath, large shower compartment, tiled

64 Kings Road, Oakham, Rutland, LE15 6PD



Chartered Surveyors & Estate Agents

walls, chrome heated towel rail, built-in cupboard with Worcester gas fired central heating boiler, laminate flooring, window to side.

Off Second Lounge:

Bedroom Five/Study 3.00m x 2.95m (9'10" x 9'8")

Fitted wardrobe, radiator, window overlooking rear garden.

Bathroom

White suite comprising low-level WC, pedestal hand basin, panelled bath and separate corner shower cubicle with tiled surround.

Heated towel rail, laminate flooring, recessed ceiling spotlights, window to rear.

FIRST FLOOR

Landing

Spiral cast-iron staircase with open spindles from Reception Hall, Velux window, access to the two Bedrooms and Bathroom.

Bedroom Three 4.22m x 3.99m (13'10" x 13'1")

Radiator, cupboard space, newly laid carpet, large Velux window, window to rear.

Bedroom Four 4.22m x 3.30m (13'10" x 10'10")

Radiator, cupboard space, newly laid carpet, large Velux window, window to front.

Bathroom

White suite comprising low-level WC, pedestal hand basin and panelled bath.

Tiled splashbacks, radiator, tiled floor, Velux window.

OUTSIDE

Front Garden

Front garden is bounded by short brick wall and has been hard-landscaped to provide off-road parking.

A long, block-paved driveway runs to the side of the property providing ample further parking for a number of vehicles.

Rear Garden

Much larger than anticipated, the fully enclosed rear garden is accessed either through hand gates (on both sides of the house) or a sliding vehicular gate.

The garden is privately screened by brick walling, hedging and trees and has been attractively landscaped to include crazy-paved sun terrace, shaped lawned areas with inset trees, all flanked by mature borders stocked by a wide variety of shrubs, bushes and flowering plants, a brick-built shed with corrugated roof, an established vegetable plot and various fruit trees. Further lawns lead to the rear of the property, with block-paved walkways and terrace area.

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 availability:

Indoor: EE- likely (calls and data), Three, O2, Vodafone - limited

Outdoor: EE, Three, O2, Vodafone - likely (calls and 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.

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 railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

64 Kings Road, Oakham, Rutland, LE15 6PD



Chartered Surveyors & Estate Agents

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.

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.

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

64 Kings Road, Oakham, Rutland, LE15 6PD



Chartered Surveyors & Estate Agents

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.









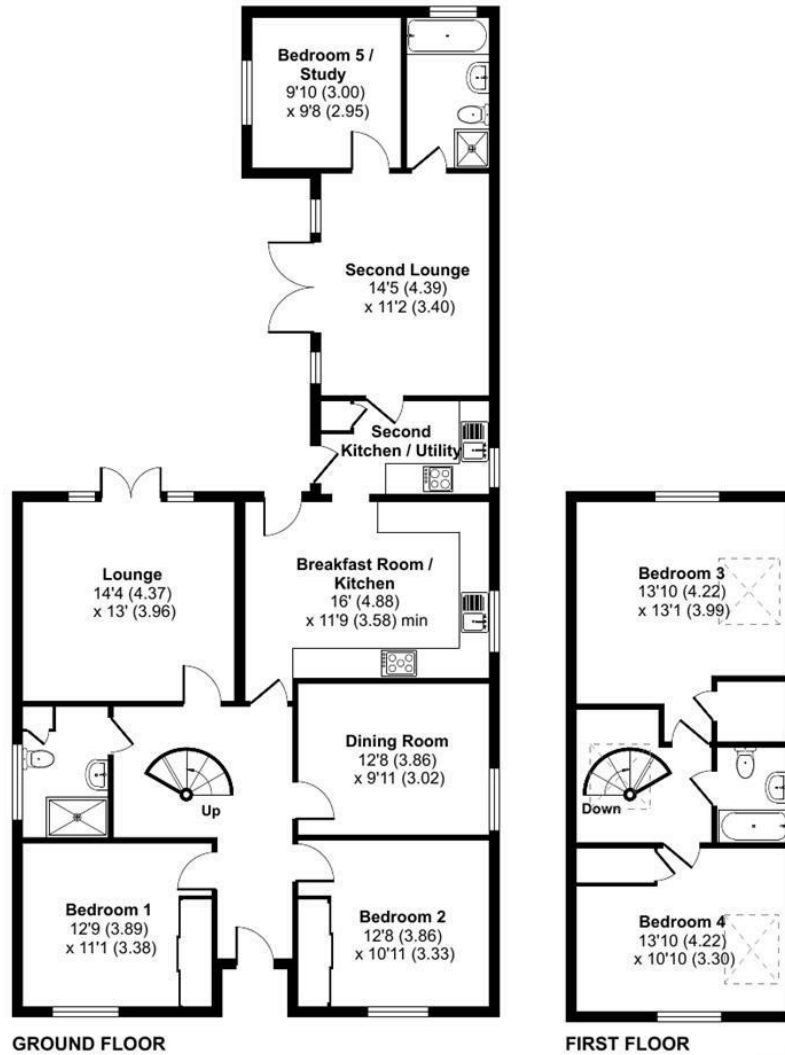




Chartered Surveyors & Estate Agents

Approximate Area = 1886 sq ft / 175.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1123662



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82

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



Chartered Surveyors & Estate Agents

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