



**23 Alsthorpe Road, Oakham, Rutland, LE15 6FD**

**£545,000**



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### DESCRIPTION

Substantial detached property set on a generously sized plot enjoying views over the adjoining communal green area within an established David Wilson development on the edge of Oakham.

The property offers spacious and well maintained family accommodation which benefits from gas fired central heating and double glazing throughout. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Living Room with feature fireplace, separate Dining Room, open-plan Kitchen and Breakfast Room, Utility Room;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Double Bedrooms, Family Bathroom.

OUTSIDE the property is accessed via a driveway which leads to the integral Double Garage and provides two additional off-road parking spaces.

To the front of the house there is an area of lawn with shrub borders and low brick wall boundary and to the rear lies an established, private garden with lawn, patio and borders.

### ACCOMMODATION

#### GROUND FOOR

#### Entrance Hall 6.43m x 1.63m (21'1" x 5'4")

Double glazed front entrance door, radiator, stairs leading to first floor.

#### Cloakroom/WC 1.68m x 0.94m (5'6" x 3'1")

Two piece suite of low level WC and wash hand basin.

#### Living Room 5.21m x 3.66m (17'1" x 12'0")

Elegant feature fireplace housing living flame gas fire, radiator, picture window to front, glazed double doors leading to Dining Room.

#### Dining Room 3.25m x 3.10m (10'8" x 10'2")

Radiator, sliding patio doors giving access to privately enclosed rear garden.

#### Open-plan Kitchen and Breakfast Room:

#### Kitchen 3.25m x 2.77m (10'8" x 9'1")

Range of fitted units incorporating work surfaces with tiled splashbacks, inset 1.5 bowl single drainer sink with mixer tap, base cupboard and drawer units, matching wall cupboards and glass fronted display cabinet. Integrated appliances comprise dishwasher, eye level electric double oven and gas hob with extractor hood above.

Radiator, recessed ceiling spotlights, window overlooking rear garden, door to Utility Room.

#### Breakfast Room 4.32m x 2.79m (14'2" x 9'2")

A pleasant, triple-aspect space with radiator, loft hatch, two windows overlooking garden and French doors leading to rear patio.

#### Utility Room 2.77m x 1.65m (9'1" x 5'5")

Fitted worktop with inset sink, built-in cupboard, internal door to Double Garage, external door to side.

### FIRST FLOOR

#### Landing

Built-in cupboard, access to the four Bedrooms and Bathroom.

#### Bedroom One 4.67m x 3.58m (15'4" x 11'9")

Spacious Master Bedroom with a full width range of fitted wardrobes to one wall, radiator and window to front.

#### En-suite Shower Room 3.38m x 1.52m (11'1" x 5'0")

Traditional white suite of low level WC and pedestal hand basin, corner shower cubicle with electric shower, fully tiled splashbacks, tiled floor, radiator, window to front.

#### Bedroom Two 4.88m x 4.37m (16'0" x 14'4")

Another good size double Bedroom with two built-in double wardrobes, radiator and window to front.

#### Bedroom Three 4.14m x 3.12m (13'7" x 10'3")

Well proportioned double Bedroom with radiator and window to rear with views over garden and attractive grassed area beyond.

#### Bedroom Four 4.42m x 2.82m (14'6" x 9'3")

Double Bedroom with radiator and window to rear providing an outlook over private garden and communal grassed area beyond.

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### Bathroom 2.95m x 2.13m (9'8" x 7'0")

Traditional white suite comprising low level WC, pedestal hand basin and panelled bath, separate double shower cubicle, fully tiled splashbacks, tiled floor, radiator, window to rear.

### OUTSIDE

The property is accessed via a driveway which provides off-road parking for two cars and leads to:

### Integral Double Garage 5.38m x 4.80m (17'8" x 15'9")

Light and power, electric up-and-over door.

### Front Garden

To the front of the house there is an area of lawn with low brick wall boundary and borders stocked with shrubs.

A hand gate to the side links front and rear gardens.

### Rear Garden

The fully enclosed rear garden enjoys a good degree of privacy and has been laid out to include a paved patio (accessed off Dining Room and Breakfast Room), lawn with inset trees and established borders.

### 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: TBC  
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 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.

### COUNCIL TAX

Band F  
Rutland County Council, Oakham 01572-722577

### TENURE

Freehold

### FLOOD RISK

There is no flood risk for this property.

### 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

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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.





















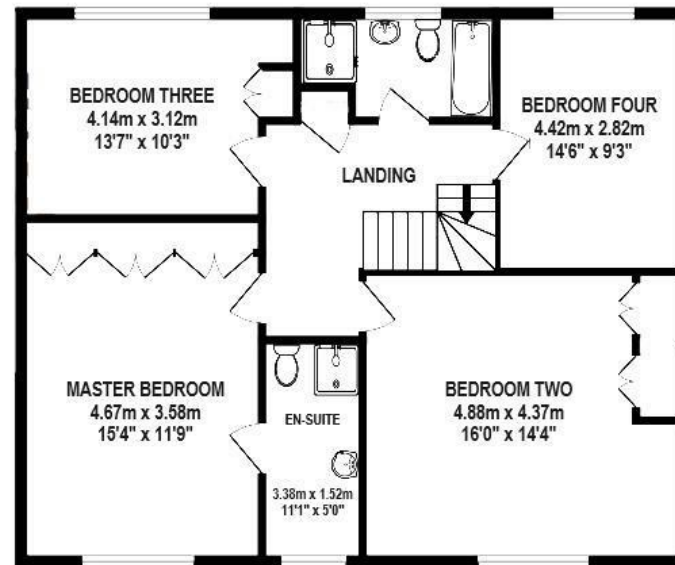
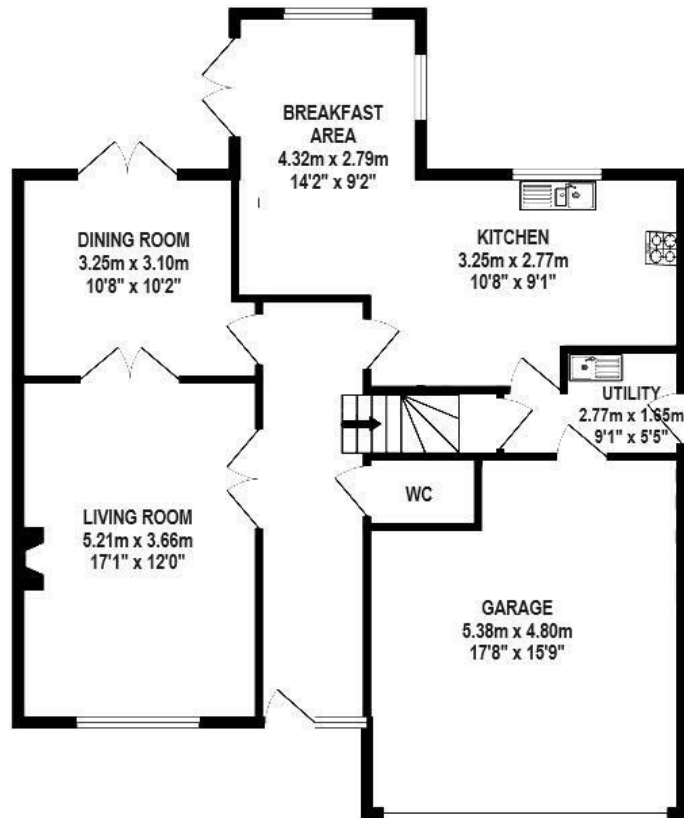




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TOTAL FLOOR AREA APPROX. 181.2 SQ. M / 1,951 SQ FT

Not to scale - for identification purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		