



MURRAY

**10 Egleton Place, Oakham, Rutland, LE15 6JY**  
**Guide Price £500,000**

**MURRAY**

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**10 Egleton Place, Oakham, Rutland, LE15 6JY**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland)**



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A stylish, individual detached four-bedroom house with garage and south-facing garden set on an exclusive Spinney Hill development by Honwood Homes on the southern edge of Oakham, a five-minute walk from the town centre.



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The property offers bespoke design with high quality fittings and is presented in an immaculate decorative order, having been recently redecorated throughout with carpets replaced on the stairs, landing and in all bedrooms\*

Built in 2018, No 10 Egleton Place has the balance of the 10-year NHBC insurance warranty and offers energy-efficient accommodation which features high-performance glazing and air source electric heating (underfloor heating to the ground floor and radiators to the first floor) with electronic thermostat controls to every room.

The accommodation benefits from Sensetec security alarm system and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Cloakroom/WC, spacious Living Room, contemporary open-plan Kitchen/Diner with quartz worktops and Siemens integrated appliances, matching Utility Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

**OUTSIDE** the property is accessed via a paved driveway which leads to the attached Single Garage and provides additional off-road parking.

To the front of the property is an open-plan area of lawn with hedge boundary and to the rear lies a fully enclosed, south-facing garden with paved patio, gravelled terraces and two feature circular lawns.

There is a fixed half-yearly Maintenance Charge of £155.00 payable to First Port Management which covers the cost of upkeep of communal areas.

\* The initial specification, as well as full list of extras and works recently carried out is available for inspection from the Sole Selling Agent on application.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

A uniquely proportioned hallway with composite front door with glazed inset and Nest Hello doorbell, built-in cloaks cupboard, oak laminate flooring, recessed ceiling spotlights and staircase with open spindles leading to first floor.

##### Cloakroom/WC 1.40m x 1.96m (4'7" x 6'5")

Contemporary white suite of low-level WC and pedestal hand basin with mosaic tiled splashback, tiled floor with underfloor heating, recessed ceiling spotlights, window with newly fitted electric blind to front.

##### Living Room 6.53m + bay x 3.66m (21'5" + bay x 12'0")

Generously proportioned, dual-aspect reception room featuring oak laminate flooring, bay window to front overlooking the Spinney and French doors (with newly fitted vertical blinds) opening to south-facing rear garden.

##### Open-plan Kitchen/Diner 6.50m x 3.45m (21'4" x 11'4")

Large, dual-aspect space featuring porcelain tiled floor with underfloor heating and comprising:

##### Kitchen Area

Excellent range of stylish, contemporary fitted units incorporating quartz work surfaces with matching upstand and grooved drainer, inset sink with mixer tap above, high-gloss, soft-close base cupboard and drawer units and contrasting eye-level wall cupboards.

Integrated appliances (all by Siemens) include induction hob with splashback and extractor fan above, dual eye-level wi-fi/app-controlled electric ovens (top oven incorporates a microwave), fridge-freezer and dishwasher.

Recessed ceiling spotlights, window with newly fitted electric blind and half-glazed external door leading to enclosed rear garden.

##### Dining Area

Recessed ceiling spotlights, window to front enjoying a pleasant outlook over the Spinney.

##### Utility Room 2.16m max x 2.57m max (7'1" max x 8'5" max)

Fitted quartz worktop with matching upstand, inset single drainer stainless steel sink with mixer tap, high-gloss base cupboard and space with plumbing for washing machine beneath, contrasting high-gloss

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eye-level wall cupboard.

Porcelain tiled floor with underfloor heating, access to under-stairs store cupboard, recessed ceiling spotlights.

### FIRST FLOOR

#### Landing

Handrail with open spindles, built-in cupboard housing hot water cylinder, radiator, loft access hatch, recessed ceiling spotlights.

#### Master Bedroom 4.50m x 4.09m max (14'9" x 13'5" max )

Radiator, recessed ceiling spotlights, window to front with electric custom made blind.

#### En-suite Shower Room 1.93m x 1.80m (6'4" x 5'11")

Contemporary white suite of low-level WC and wall-mounted hand basin with tiled splashback, corner shower cubicle with tiled surround, chrome heated towel rail, tiled floor, recessed ceiling spotlights, window to rear with custom made electric blind.

#### Bedroom Two 3.63m x 3.71m (11'11" x 12'2")

Radiator, recessed ceiling spotlights, window to front with electric custom made blind.

#### Bedroom Three 3.63m max x 4.24m max (11'11" max x 13'11" max)

Radiator, recessed ceiling spotlights, dual-aspect windows to front with custom made electric blinds.

#### Bedroom Four 2.79m x 2.57m (9'2" x 8'5")

Radiator, recessed ceiling spotlights, window to rear with custom made electric blind.

#### Bathroom 1.93m x 2.54m max (6'4" x 8'4" max)

Contemporary white suite comprising low-level WC, wall-mounted hand basin with tiled splashback and panelled bath with tiled surround, shower above and glass screen. Chrome heated towel rail, tiled floor, recessed ceiling spotlights, window to rear with custom made electric blind.

### OUTSIDE

Block-paved driveway to the side of the property provides off-road parking for two cars and gives access to:

#### Attached Single Garage 6.02m x 3.00m (19'9" x 9'10")

Light and power, remote-controlled Hormann sectional garage door (serviced May 2024), personnel door to rear garden.

### Gardens

The property's frontage enjoys a pleasant outlook over the Spinney and features an area of lawn bounded by hedge, gravelled border and paved pathway leading to front door.

The south-facing rear garden is fully enclosed by timber fencing and has been landscaped to feature paved patio area immediately to the rear of the house, gravelled terrace with two feature circular lawns and a timber garden shed.

### TENURE

Freehold

### SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Heating - air source heat pump, electric (serviced February 2024)  
Hot water - from main system

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE and O2 - voice likely, data limited; Three and Vodafone - voice and data limited  
Outdoor: EE, O2, Three and Vodafone - voice and data likely  
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

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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.

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 E  
Rutland County Council, Oakham 01572-722577

### FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

### 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

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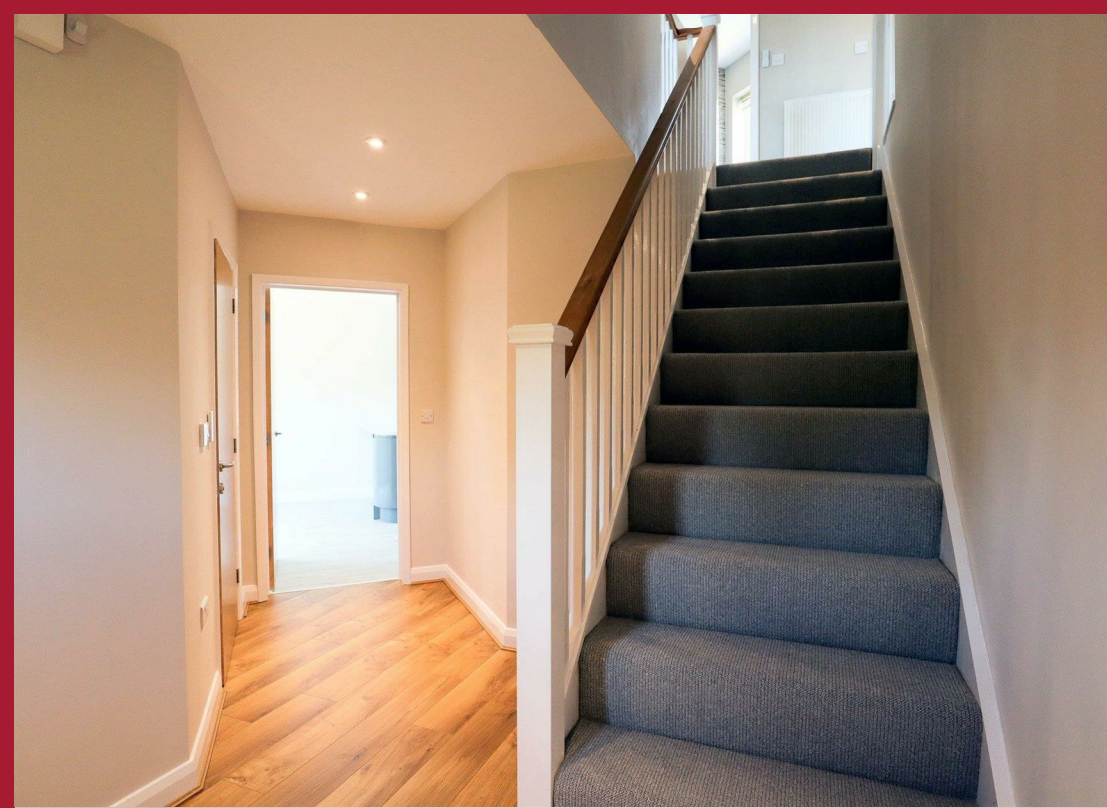


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offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

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.





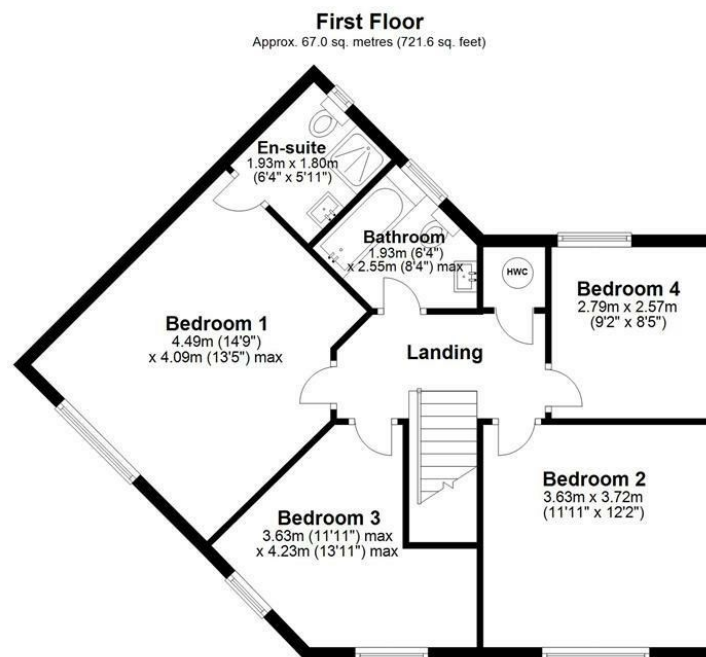
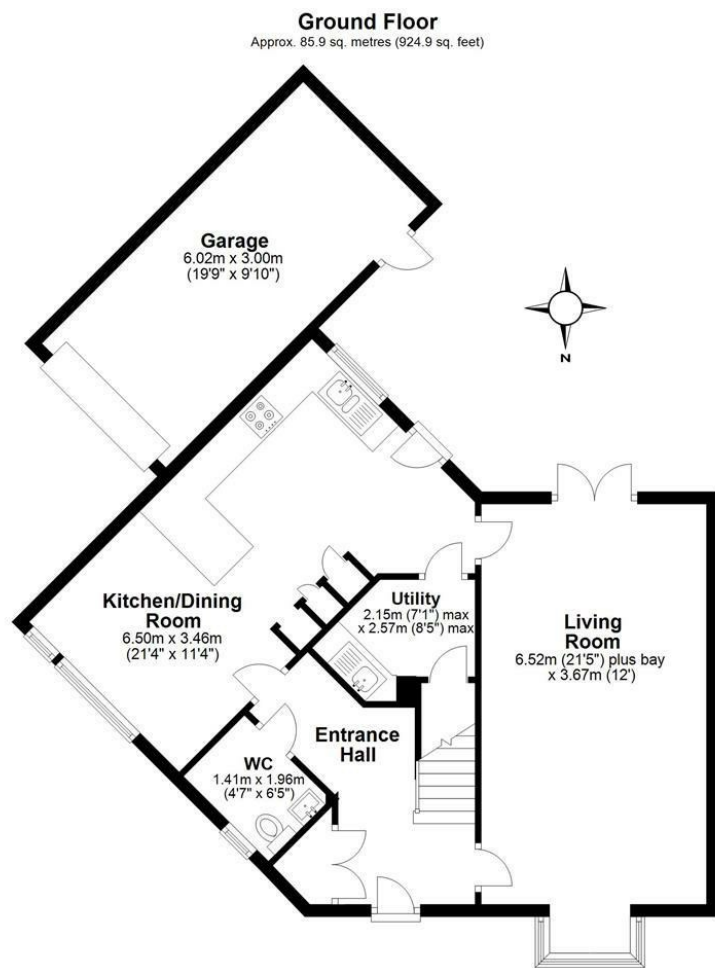












Total area: approx. 153.0 sq. metres (1646.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>82</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 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



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