



4 Alsthorpe Road, Oakham, Rutland, LE15 6FD
Guide Price £550,000



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An opportunity has arisen to acquire with NO CHAIN a substantial, well-maintained detached house with mature, landscaped gardens, double garage and ample off-road parking set in a sought-after residential area on the edge of Oakham.

** Lounge * Dining Room * Study * Breakfast Kitchen * Utility * WC * Master Bedroom with Dressing Room & refitted en-suite Shower Room * 3 Further Bedrooms * Family Bathroom **



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The property offers spacious accommodation which benefits from gas-fired central heating system and double glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Study, Breakfast Kitchen, Utility Room;

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

OUTSIDE there is a detached Double Garage with driveway providing additional off-road parking for 3/4 vehicles, attractively landscaped open-plan area of garden to the front and fully enclosed garden with patio, lawn and beautiful, well-stocked borders to the rear.

ACCOMMODATION

GROUND FLOOR

Porch

Outside lighting, double-glazed front door with matching side panels giving access to:

Entrance Hall

Spacious hallway with radiator, return staircase with turned spindles leading to first floor, under-stairs store cupboard and feature archway.

Cloakroom/WC

White suite of low-level WC and wall-mounted hand basin with tiled splashback, obscure window to side.

Study 2.83m x 3.49m (9'3" x 11'5")

Radiator, loft access for storage, dual-aspect windows to front.

Lounge 7.70m incl bay x 3.54m (25'3" incl bay x 11'7")

Generously-proportioned reception room accessed via glass double doors from Entrance Hall and featuring fireplace with timber surround, marble inset and matching hearth housing coal-effect gas fire, two radiators, wall-light points, elegant bay window to front and sliding patio doors leading to rear garden.

Dining Room 4.29m max x 2.90m (14'1" max x 9'6")

Radiator, internal glass double doors to Entrance Hall, feature large semi-circular bay with windows providing views over rear garden.

Breakfast Kitchen 3.64m x 3.63m (11'11" x 11'10")

Range of fitted units incorporating worktops with tiled splashbacks, inset 1.5-bowl single drainer sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and display shelving. Integrated appliances comprise Tricity Bendix dishwasher, fridge, Neff four-ring gas hob with extractor above and eye-level Hotpoint electric double oven.

Radiator, tiled floor, dual-aspect windows to side and rear.

Utility Room 1.55m x 2.40m (5'1" x 7'10")

Fitted units (to match kitchen) comprising worktop with tiled splashback and inset single drainer sink with mixer tap, cupboards and integrated freezer beneath. There is under-counter space and plumbing for washing machine.

Wall-mounted Ideal gas-fired central heating boiler, radiator, tiled floor, double-glazed external door to side.

FIRST FLOOR

Landing

Gallery-style landing with built-in cupboard housing hot water cylinder, handrail with turned spindles, radiator and loft access hatch.

Master Suite

consisting of:

Bedroom One 4.07m x 3.55m (13'4" x 11'7")

Spacious Master Bedroom with radiator and window to front.

Dressing Room 3.00m x 1.74m (9'10" x 5'8")

Radiator, window to rear.

En-suite Shower Room 1.38m x 3.00m (4'6" x 9'10")

Stylishly refitted with contemporary suite comprising concealed-cistern WC and hand basin set within vanity unit with cupboards beneath and double shower cubicle. Heated towel rail, recessed ceiling spotlights, obscure window to front.

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Bedroom Two 3.63m x 2.76m + wardrobe (11'10" x 9'0" + wardrobe)

Fitted double wardrobe, radiator, two windows to front.

Bedroom Three 2.82m x 2.89m + wardrobe (9'3" x 9'5" + wardrobe)

Fitted double wardrobe, radiator, window to rear.

Bedroom Four 3.00m x 2.49m + wardrobe (9'10" x 8'2" + wardrobe)

Fitted double wardrobe, radiator, window to rear.

Bathroom 2.08m x 2.21m (6'10" x 7'3")

White suite comprising low-level WC, pedestal hand basin and panelled bath, separate shower cubicle, fully tiled splashbacks, radiator, window to rear.

OUTSIDE

The property is accessed via a tarmac driveway flanked by bushes and well-stocked borders which provides off-road parking space for 3/4 cars and leads to:

Detached Double Garage 4.89m x 5.41m (16'0" x 17'8")

Automatic garage door, light and power personnel door to rear garden.

Front Garden

The front garden features shaped areas of lawn with colourful border and central paved pathway leading to front door.

A hand gate to the side of the house links front and rear of the property.

Rear Garden

The fully enclosed rear garden is arranged to include paved patio area, lawn and established borders stocked with an array of specimen trees, shrubs, bushes and flowering plants.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast and Ultrafast

Mobile signal availability:

Indoor: EE and Three - voice and data limited; O2 and Vodafone - voice limited, data - none

Outdoor: EE, Three, O2 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 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 F

Rutland County Council, Oakham 01572-722577

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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.

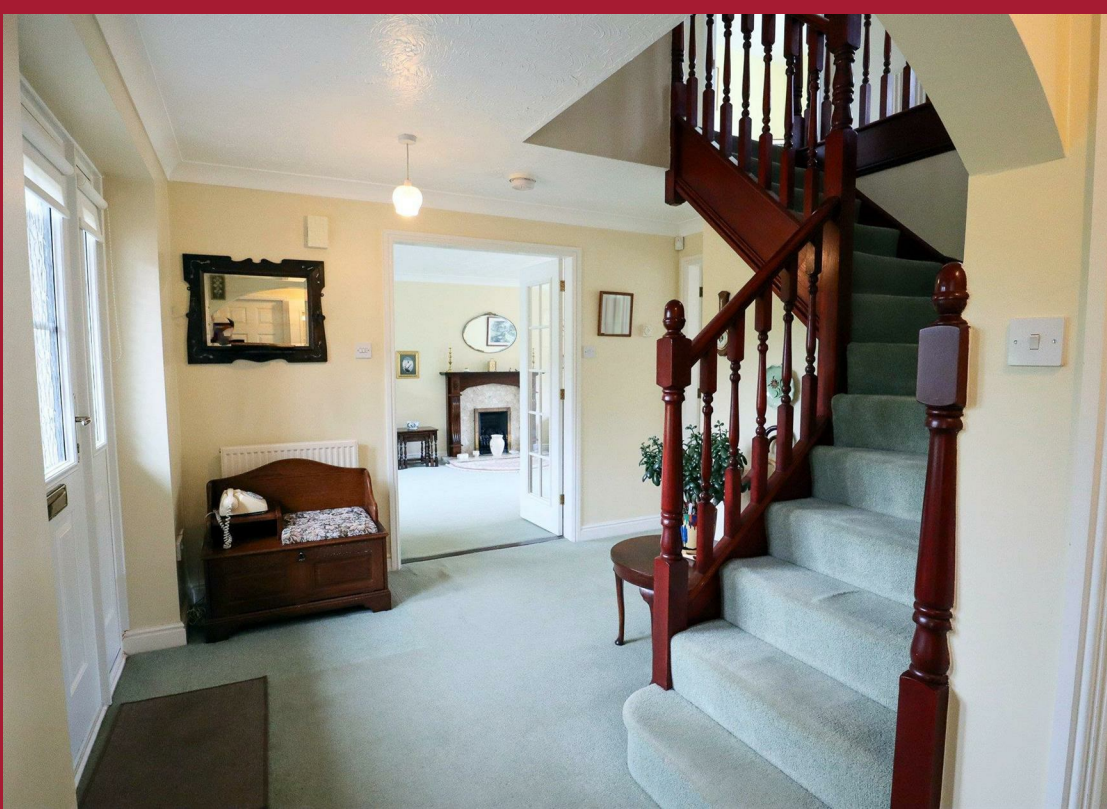
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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 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.

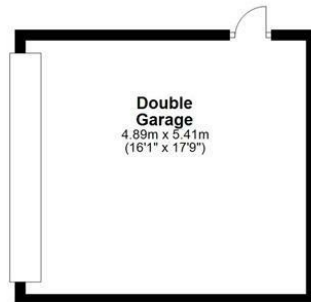
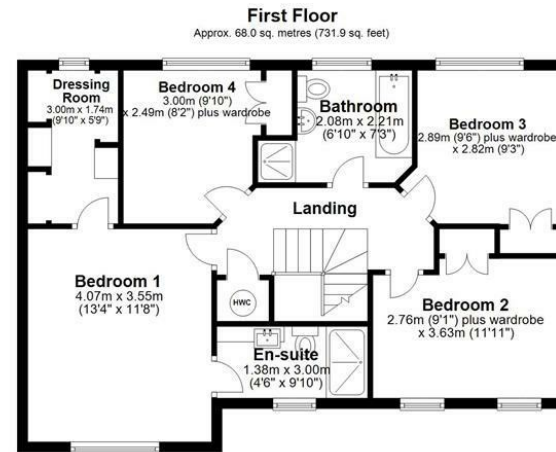
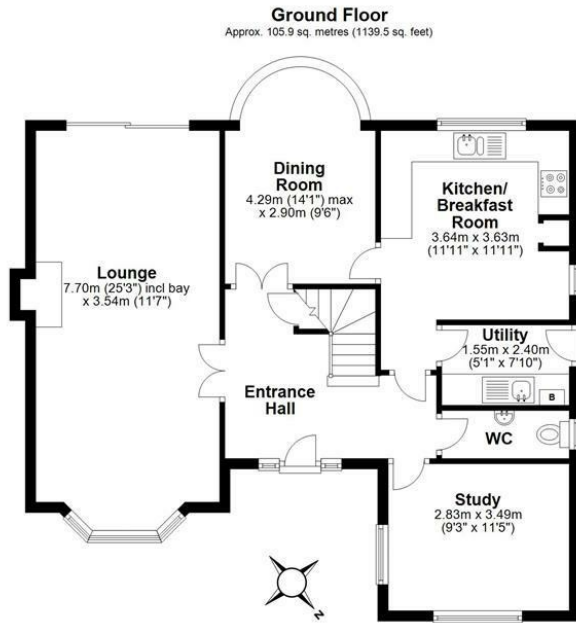












Total area: approx. 173.9 sq. metres (1871.5 sq. feet)
This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(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		
England & Wales		EU Directive 2002/91/EC



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