



29 Plover Close, Oakham, Rutland, LE15 6BE
Asking Price £235,000



Chartered Surveyors & Estate Agents

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29 Plover Close, Oakham, Rutland, LE15 6BE

Tenure: Freehold

Council Tax Band: B (Rutland)



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DESCRIPTION

A recently refurbished semi-detached house set on a corner plot at the end of a cul de sac within this popular residential estate. The property is within walking distance of the town centre and benefits from an enclosed rear garden and off-road parking for up to 3 vehicles.

The property has been redecorated throughout and also benefits from new carpeting to the first floor and is presented in excellent order. Particular features include conservatory, modern kitchen and bathroom, good sized plot with off street parking for a number of vehicles. The accommodation benefits from gas fired central heating system and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen/Diner, Conservatory; **FIRST FLOOR:** three Bedrooms, Family Bathroom.

OUTSIDE there is an area of parking for a number of vehicles to the front of the property and an enclosed, low-maintenance garden to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.14m x 1.88m (3'9" x 6'2")

UPVC glazed front entrance door, radiator, laminate flooring, stairs leading to first floor, door to Sitting Room.

Sitting Room 2.92m x 4.85m (9'7" x 15'11")

Two radiators, laminate flooring, window to front elevation, door to Kitchen/Diner.

Kitchen/Diner 4.19m x 2.84m (13'9" x 9'4")

Range of attractive modern fitted units incorporating grey timber effect work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, soft-close base cupboard units, matching soft-close eye level wall cupboards, Hotpoint electric oven and hob with stainless steel splashback and extractor hood above. Wall mounted gas central heating boiler, under-counter space and plumbing for washing machine.

Under-stairs storage cupboard, radiator, laminate flooring, window and half glazed door to Conservatory.

Conservatory 3.94m x 3.56m (12'11" x 11'8")

UPVC construction on low brick walls with radiator, windows overlooking rear garden and French doors giving access to paved patio and garden beyond. The Conservatory has a new roof which was replaced in 2024.

FIRST FLOOR

Landing 0.74m x 2.87m (2'5" x 9'5")

Over-stairs linen cupboard, loft access hatch.

Bedroom One 4.19m x 2.82m (13'9" x 9'3")

Radiator, window to rear elevation.

Bedroom Two 1.93m x 3.02m (6'4" x 9'11")

Radiator, window to front elevation.

Bedroom Three 2.18m x 2.13m (7'2" x 7'0")

Radiator, window to front elevation.

Bathroom 2.13m x 1.75m (7'0" x 5'9")

Attractively fitted with modern white suite comprising low level WC, pedestal hand basin and 'P'-shaped bath with electric Mira shower above and glass screen.

Fully tiled mosaic tiled splashbacks, radiator, laminate flooring, extractor fan, window to side elevation.

OUTSIDE

Parking Area

To the front of the property there is a parking area for a number of vehicles.

Front Garden

The open-plan lawned front garden features an apple tree, clipped hedge boundary and adjoining pathway leading to front door.

A gated pathway to the side of the house provides area for bins and garden store and gives access to the rear garden.

Rear Garden

The good size rear garden is fully enclosed by timber fencing and arranged for ease of maintenance, with paved patio and area of artificial lawn.

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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 likely; O2 and Vodafone - voice likely, 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 B

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.

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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

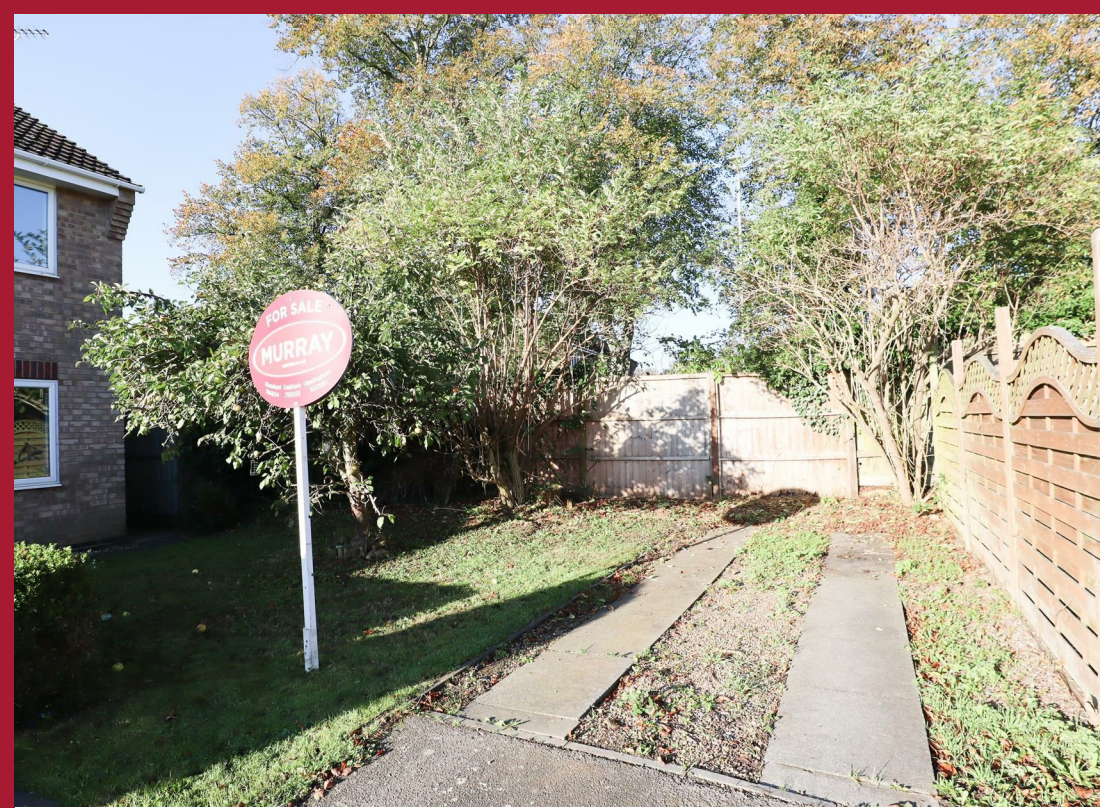
property.

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.

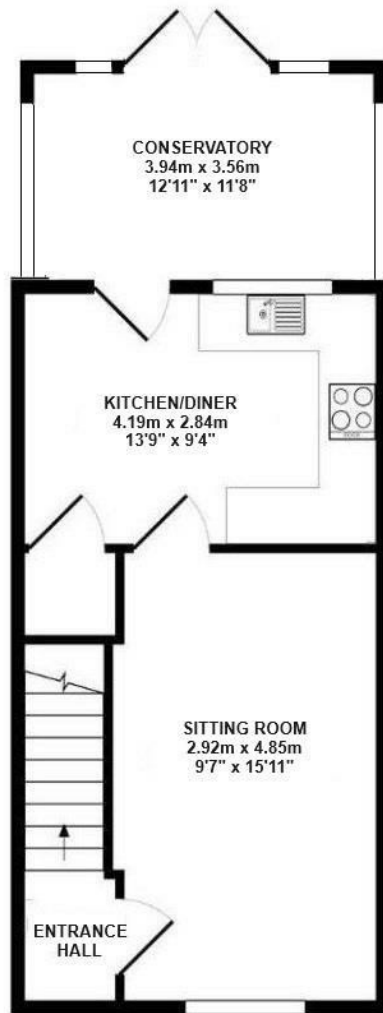




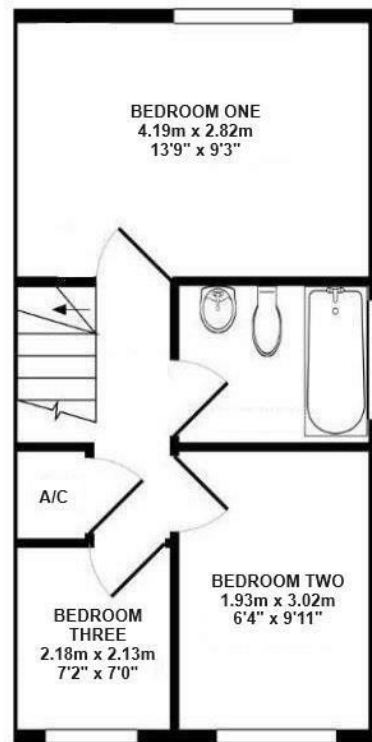




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GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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