



**14 Lammas Close, Braunston, Rutland, LE15 8QP**  
**£205,000**



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# 14 Lammas Close, Braunston, Rutland, LE15 8QP



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## DESCRIPTION

A semi-detached house offering well presented accommodation on the edge of a well-regarded Rutland village, taking in views over adjoining countryside to the rear.

The accommodation benefits from oil fired central heating and double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Shower Room.

OUTSIDE there is an area of front garden laid to lawn, with picket fencing boundary and pathway leading to front door. To the rear is a fully enclosed, low-maintenance garden with lawn, decking, gravelled areas and garden store.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall 5.46m max x 1.78m max (17'11" max x 5'10" max)**

Part glazed entrance door, radiator, timber effect floor, stairs leading to first floor, external glazed door to front and side elevations.

**WC 1.52m x 0.79m x 1.22m; (4'11" x 2'7" x 4'0");**

White suite of low level WC and wash hand basin, radiator, timber effect floor, window to side elevation.

**Lounge 4.22m x 3.48m (13'10" x 11'5")**

Open fireplace with timber mantel and stone hearth, radiator, window to front elevation, archway leading to Dining Room.

**Dining Room 3.86m x 2.74m (12'8" x 9'0")**

Radiator, window to rear elevation overlooking garden and fields.

**Kitchen 2.51m x 2.64m (8'3" x 8'8")**

Range of attractive, modern fitted units incorporating grey granite effect worktops with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboards and drawers with cup handles, matching eye level wall cupboards, display cabinet and integrated fridge-freezer. Included is a freestanding electric cooker.

Under-counter space and plumbing for washing machine, window with views over rear garden and countryside beyond.

### FIRST FLOOR

**Landing 2.13m x 3.73m max (7'0" x 12'3" max)**

Galleried stairs, radiator, built-in airing cupboard housing hot water cylinder, fitted linen cupboard, loft access hatch, window to side elevation.

**Bedroom One 3.53m x 3.05m max (11'7" x 10'0" max)**

Radiator, timber effect floor, recess for wardrobe, window to rear overlooking fields.

**Bedroom Two 3.30m x 3.33m (10'10" x 10'11")**

Fitted wardrobe, radiator, window to front elevation.

**Bedroom Three 2.54m x 2.44m (8'4" x 8'0")**

Radiator, window to rear elevation overlooking fields.

**Shower Room 2.11m x 1.88m (6'11" x 6'2")**

White suite comprising low level WC, pedestal hand basin and shower cubicle, fully tiled splashbacks, tiled floor, upright stainless steel radiator, spotlighting, window to front elevation.

## OUTSIDE

### Front Garden

Front garden is bounded by picket fencing with hand gate and is laid to lawn, with paved pathway leading to the front door and continuing on to the side of the house linking front and rear of the property.

### Rear Garden

The rear garden is fully enclosed by timber fencing and has been landscaped to include a lawn with adjoining gravelled borders, timber decked seating area, garden store and oil tank.

## TENURE

Freehold

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Oil central heating

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

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE, Three - voice and data likely; 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.

### BRAUNSTON

Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short

traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

### 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.

### 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.

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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.





