



8 Lonsdale Way, Oakham, Rutland, LE15 6LR
Asking Price £335,000



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DESCRIPTION

Attractive, modern detached house with garage, off-road parking and mature rear garden of good size situated in a popular residential area close to a well regarded primary school and town centre amenities.

The property offers well presented accommodation which benefits from gas fired central heating system and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom, Sitting Room with log-burning stove, open-plan Kitchen/Diner;

FIRST FLOOR: three Bedrooms, contemporary Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.30m max x 4.37m max (4'3" max x 14'4" max)

UPVC double glazed entrance door, radiator, tiled floor, stairs leading to first floor, understairs storage cupboard.

Cloakroom 0.97m x 1.32m (3'2" x 4'4")

Fitted coat hooks, laminate floor.

Sitting Room 4.19m x 4.32m (13'9" x 14'2")

Log-burning stove set in ornate tiled surround with recess to either side, radiator, timber effect laminate floor, window to front elevation.

Kitchen/Diner 6.50m x 2.74m (21'4" x 9'0")

comprising Kitchen Area and Dining Area as follows:

Kitchen Area

Range of modern fitted units incorporating granite effect work surfaces, inset 1.5 bowl single drainer stainless steel sink with mixer tap, cream fronted base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances include dishwasher, fridge, electric oven and five ring gas hob with extractor hood above. There is under-counter space and plumbing for washing machine.

Feature metro tiled splashbacks, tiled floor, window overlooking rear garden, part glazed external door to side elevation.

Dining Area

Radiator, tiled floor, transom French doors giving access to rear garden.

FIRST FLOOR

Landing 2.51m max x 2.31m max (8'3" max x 7'7" max)

Loft access hatch, window to side elevation.

Bedroom One 3.53m x 3.96m (11'7" x 13'0")

Radiator, window to front elevation.

Bedroom Two 3.84m max x 3.12m max (12'7" max x 10'3" max)

Radiator, window to rear elevation overlooking garden.

Bedroom Three 2.84m x 2.84m (9'4" x 9'4")

Radiator, window to front elevation.

Bathroom 2.49m x 1.91m (8'2" x 6'3")

Contemporary white suite comprising low level WC, rectangular hand basin with mixer tap and ornate tiled splashback set within vanity unit with drawers beneath and 'P'-shaped shower bath with tiled surround, deluge shower above, a further handheld shower attachment and glass screen.

Stainless steel heated towel rail, tiled floor, window to rear elevation.

OUTSIDE

Attached Single Garage 3.53m max x 4.42m max (11'7" max x 14'6" max)

Electric roller shutter door to front, window and personnel door to rear garden.

Front Garden

The property is accessed via a block paved driveway leading to the garage and providing additional of-road parking for several vehicles. Adjoining the driveway is an open-plan area of lawn with bushes and plants to borders.

Rear Garden

The good size, fully enclosed rear garden is mainly laid to lawn with established, well stocked borders and features a raised seating area with pergola above (at rear of the garage).

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Included in the sale is an attractive timber potting shed.

TENURE

Freehold

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:

Indoor: EE - voice and data likely; O2 - voice likely, data limited; Three, Vodafone - voice and data limited;
Outdoor: EE, O2, Three, 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 C
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

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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.



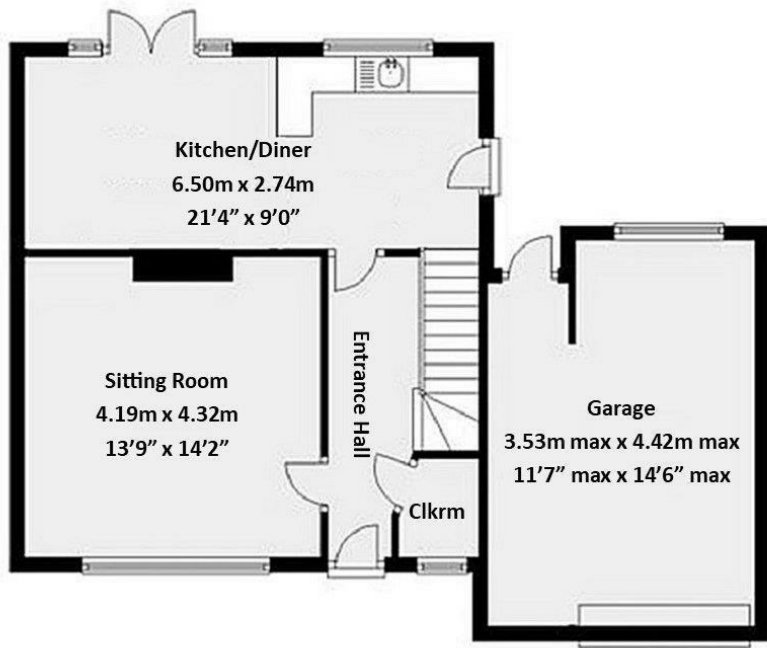






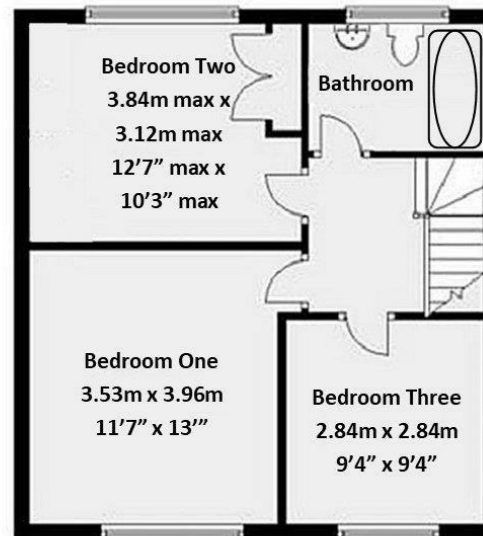
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GROUND FLOOR



Not to scale—for identification purposes only

FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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