



Chartered Surveyors & Estate Agents

28 Welland Way, Oakham, Rutland, LE15 6SL
£379,950

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

28 Welland Way, Oakham, Rutland, LE15 6SL

Tenure: Freehold

Council Tax Band: D



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DESCRIPTION

An opportunity has arisen to acquire with NO CHAIN a spacious detached house with single garage, ample off-road parking and enclosed rear garden situated in an established residential area on the edge of Oakham.

Featuring full double glazing and gas-fired central heating system, the property would benefit from routine modernisation and updating and possesses potential to create an excellent family home in a popular location.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Porch, Entrance Hall, Lounge, separate Dining Room, Breakfast Kitchen, Utility Room, WC; FIRST FLOOR: 4 good-size Double Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Porch 1.73m x 2.72m (5'8" x 8'11")

Double-glazed main entrance door, dual-aspect windows to front, internal sliding doors to Entrance Hall.

Entrance Hall 3.81m x 1.91m (12'6" x 6'3")

Radiator, stairs leading to first floor, under-stairs area.

Cloakroom/WC

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

Lounge 3.81m x 4.01m (12'6" x 13'2")

Feature fireplace with stone surround and raised hearth, radiator, picture window to front, double doors leading to Dining Room.

Dining Room 3.84m x 4.01m (12'7" x 13'2")

Radiator, sliding patio doors giving access to rear garden, internal door to Kitchen.

Breakfast Kitchen 3.84m x 4.01m (12'7" x 13'2")

Range of fitted units incorporating roll-top work surfaces extending to breakfast bar area, inset single drainer sink with mixer tap, base cupboard and drawer units and matching wall cupboards. Integrated appliances comprise Hotpoint electric oven, Hotpoint four-ring gas hob, Hotpoint dishwasher and Hotpoint fridge-freezer.

Radiator, fully tiled splashbacks, window to rear, door to Hallway, door to Utility Room.

Utility Room 3.84m x 1.40m (12'7" x 4'7")

Radiator, fitted eye-level wall cupboard, large built-in pantry cupboard with fitted shelving, modern wall-mounted Ideal gas-fired combination boiler, window to side.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch.

Bedroom One 4.09m x 4.04m (13'5" x 13'3")

Built-in wardrobe, radiator, window to front.

Bedroom Two 4.09m x 3.58m (13'5" x 11'9")

Built-in wardrobe with hanger rail and shelves, radiator, window to front.

Bedroom Three 3.63m x 3.10m max (11'11" x 10'2" max)

Radiator, window to rear.

Bedroom Four 3.66m x 2.62m (12'0" x 8'7")

Radiator, window to rear.

Bathroom 1.70m x 2.72m (5'7" x 8'11")

White suite comprising low-level WC, pedestal hand basin and panelled bath with electric Triton shower above and glass screen. Fully tiled splashbacks, two obscure windows to rear.

OUTSIDE

Integral Single Garage

Up-and-over door to front, window to side.

Front Garden

The property is accessed via a driveway which leads to the garage and provides additional off-road parking for three cars.

Adjoining the driveway is an area of lawn (currently overgrown).

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

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Rear Garden

The fully enclosed rear garden is arranged to include a paved patio immediately to the rear of the house and lawn (currently overgrown) with mature plants to borders.

To the side of the house there is a paved area for bins, storage, etc.

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

Outdoor: O2, EE, 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 D

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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

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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.

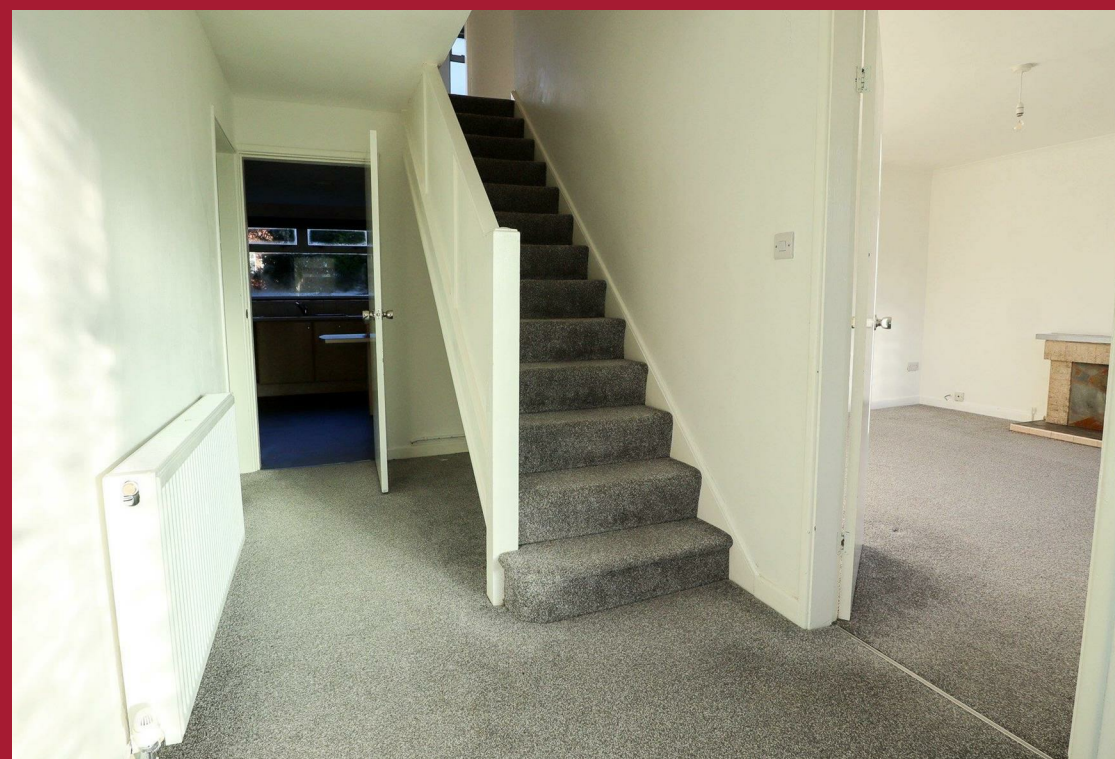
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.









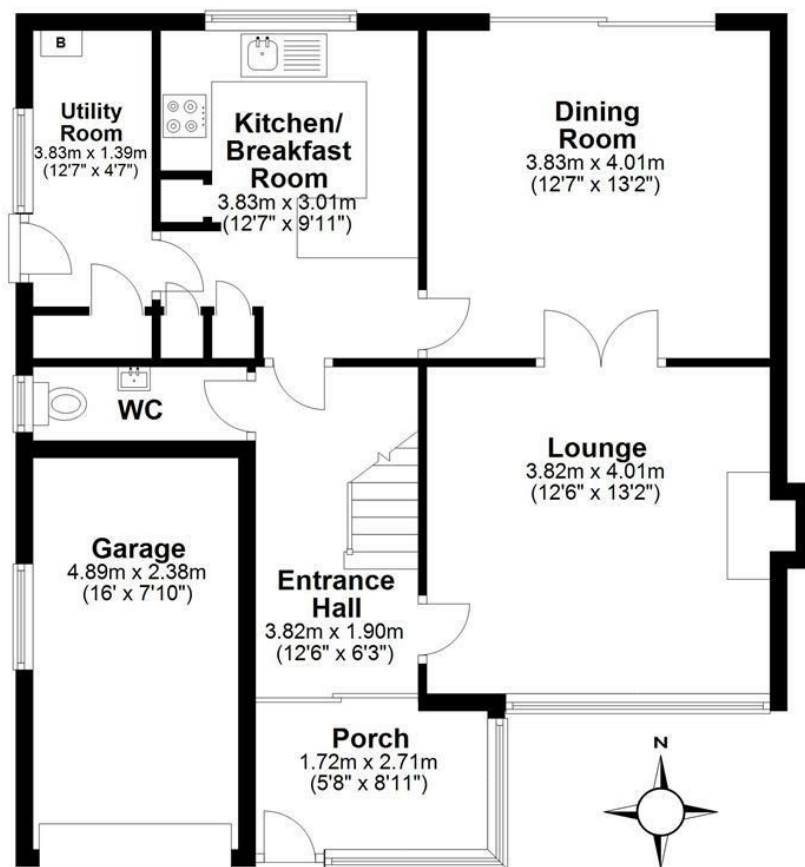




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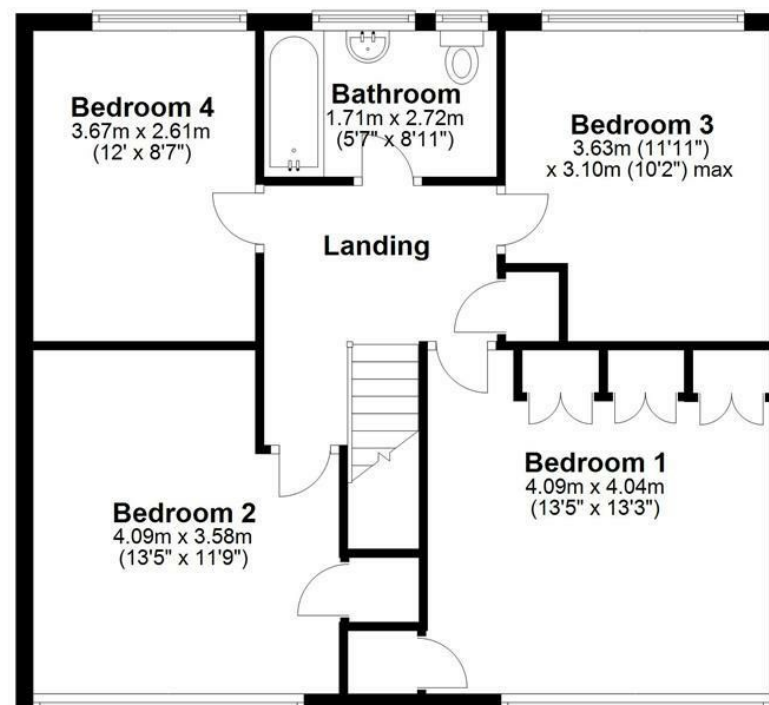
Ground Floor

Main area: approx. 64.0 sq. metres (688.6 sq. feet)
Plus garages, approx. 11.7 sq. metres (125.9 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



Main area: Approx. 131.2 sq. metres (1412.3 sq. feet)

Plus garages, approx. 11.7 sq. metres (125.9 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		
(81-91) B		81
(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 (CO ₂) 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		