



**14 Withers Close, Oakham, Rutland, LE15 6GG**  
**Guide Price £315,000**



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**14 Withers Close, Oakham, Rutland, LE15 6GG**  
**Tenure: Freehold**  
**Council Tax Band: D (Rutland County Council)**



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Beautifully presented detached family home with single garage, off-road parking and south-facing, low-maintenance rear garden situated in a popular residential area on the edge of Oakham.



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The property offers energy-efficient accommodation which benefits from gas-fired central heating system and full double glazing. The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, open-plan Lounge and Dining Area, Conservatory, refitted Breakfast Kitchen, refitted Utility, refitted WC;

**FIRST FLOOR:** Master Bedroom with Dressing Area and en-suite Shower Room, two further Bedrooms, refitted Family Bathroom.

The property is available with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall

Double-glazed entrance door with leaded light, radiator, stairs leading to first floor.

##### Open-plan Lounge & Dining Area

Elegant reception space comprising:

##### Lounge 4.60m x 3.02m (15'1" x 9'11")

Feature fireplace with timber mantel and marble-effect inset housing white electric log-effect stove set on raised hearth, radiator, window to front, archway to Dining Area.

##### Dining Area 2.74m into bay x 2.29m (9'0" into bay x 7'6" )

Radiator, feature bay with windows and glazed door to Conservatory.

##### Conservatory 3.66m max x 4.04m (12'0" max x 13'3")

Full-height windows and external glazed door to rear garden.

##### Breakfast Kitchen 3.07m x 3.30m (10'1" x 10'10")

Stylishly refitted with range of contemporary units incorporating marble-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath.

Integrated appliances comprise Lamona electric oven and Lamona four-ring gas hob with stainless steel extractor hood above. There are two undercounter appliance spaces (for fridge and freezer).

Metro tiles to splashbacks, access to understairs store cupboard, radiator, window to Conservatory, further window overlooking rear garden.

##### Utility 1.60m x 0.97m (5'3" x 3'2")

Fitted worktop with tiled splashback and cupboard beneath (to match kitchen), undercounter space and plumbing for washing machine, wall-mounted Worcester gas central heating boiler, internal door to WC, half-glazed external door to side.

##### WC

Contemporary white suite of low-level WC and rectangular vanity hand basin with mixer tap, splashback and cupboards beneath, radiator, window to side.

#### FIRST FLOOR

##### Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving, loft access hatch.

##### Master Suite

comprising:

##### Bedroom One 3.33m x 3.00m (10'11" x 9'10")

Radiator, window to front, archway to Dressing Area.

##### Dressing Area

Two fitted wardrobes with mirrored sliding doors (to opposite walls), access to en-suite Shower Room.

##### En-suite Shower Room 1.32m + recess x 2.67m (4'4" + recess x 8'9")

Featuring white low-level WC, recess housing circular hand basin set within vanity unit with cupboards beneath, corner shower cubicle, fully tiled splashbacks, chrome heated towel rail and window to front.

##### Bedroom Two 2.92m x 2.67m (9'7" x 8'9")

Radiator, window overlooking rear garden.



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### Bedroom Three 3.56m max x 1.96m incl wardrobe (11'8" max x 6'5" incl wardrobe)

Built-in double wardrobe, radiator, window overlooking rear garden.

### Bathroom 1.91m x 1.91m (6'3" x 6'3")

Contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with Aqualisa shower above and glass screen. Chrome heated towel rail, fully tiled splashbacks, window to rear.

### OUTSIDE

### Integral Single Garage 5.56m max x 2.41m (18'3" max x 7'11")

### Front Garden

The property is accessed via tarmac driveway giving access to the garage and providing an additional off-road parking space.

Adjoining the driveway is a paved pathway leading to the front door and shaped lawn with hedge boundary and well-stocked border.

### Rear Garden

The south-facing rear garden is fully enclosed by panelled fencing and attractively hard-landscaped with block paving and gravelled terraces with inset bushes and conifer to borders.

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

### 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.



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### 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.













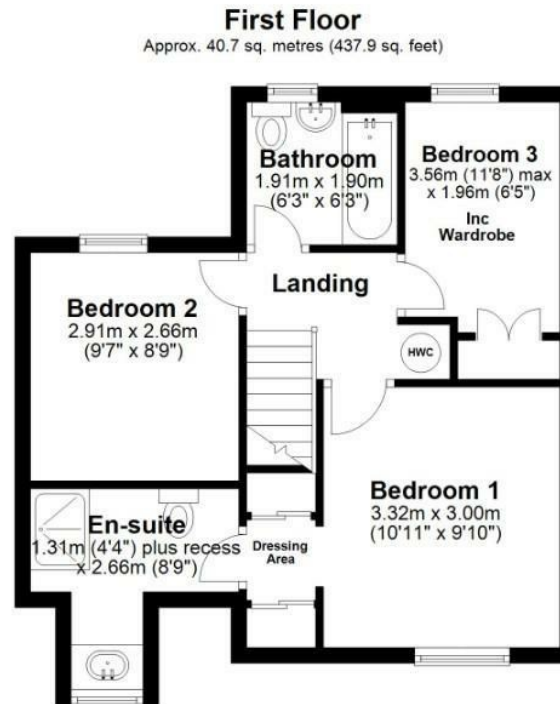
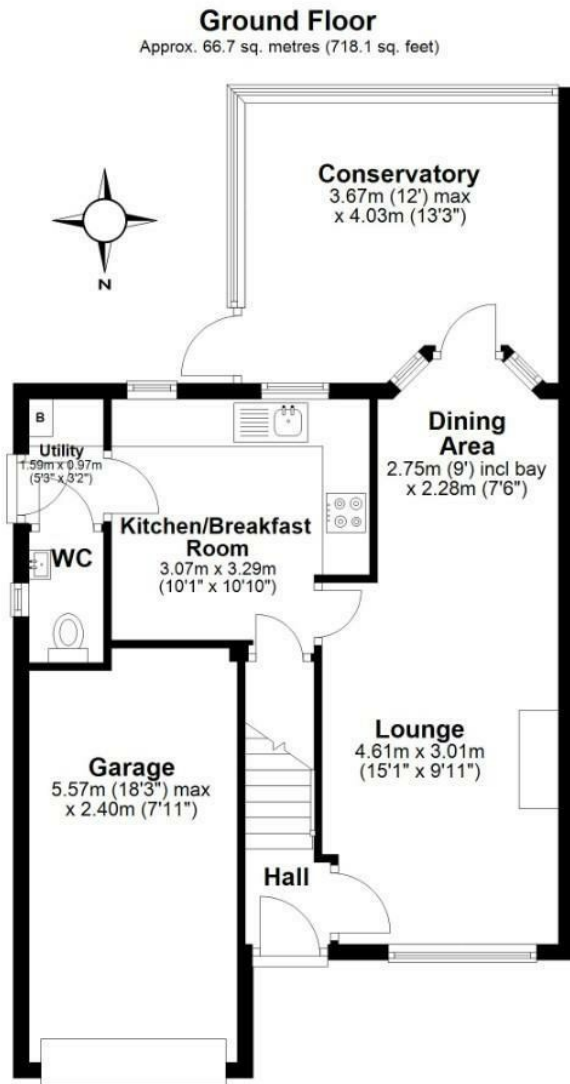












Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

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) <b>A</b>                                              |  |                         | <b>86</b>                                                                           |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not energy efficient - higher running costs                     |  |                         |                                                                                     |
|                                                                 |  |                         | <b>72</b>                                                                           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |                                                                                     |
|                                                                 |  | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |  |



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