



12 Gilmore Close, Oakham, Rutland, LE15 6FR
Asking Price £375,000



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12 Gilmore Close, Oakham, Rutland, LE15 6FR

Tenure: Freehold

Council Tax Band: D (Council Tax Band)



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DESCRIPTION

Attractive, modern detached house with single garage, driveway and enclosed rear garden situated within walking distance of the train station and town centre with its amenities.

The property offers well proportioned accommodation which benefits from gas fired central heating system and full double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Dining Room, Conservatory, Breakfast Kitchen, Utility Area;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed front entrance door, radiator, stairs leading to first floor, window to front elevation.

Cloakroom/WC

White suite of low level WC and wash hand basin with tiled splashback, radiator, extractor fan.

Sitting Room 4.98m x 3.23m (16'4" x 10'7")

Fireplace with timber surround, marble inset and matching raised hearth housing coal effect gas fire, two radiators, bay window to front elevation, double doors leading to Dining Room.

Dining Room 2.92m x 2.67m (9'7" x 8'9")

Radiator, a set of glazed double doors with matching windows to either side opening to Conservatory.

Conservatory 3.61m x 2.64m (11'10" x 8'8")

UPVC construction on low level walls featuring heat-reflective glazed roof, windows overlooking rear garden and French doors to rear elevation.

Breakfast Kitchen 3.86m x 2.64m (12'7" x 8'7")

Range of fitted units incorporating granite effect formica work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye level wall cupboards and tall larder cupboard.

Integrated appliances comprise electric oven and gas hob with extractor above. There is undercounter space and plumbing for washing machine and undercounter space for tumble dryer.

Radiator, window overlooking rear garden, internal door to garage, archway to Utility Area.

Utility Area 1.63m x 1.75m (5'4" x 5'8")

Fitted worktop with inset sink and tiled splashback, base and eye level wall units, space and plumbing for washing machine, space for fridge-freezer, wall mounted gas fired central heating boiler, external door to rear garden.

FIRST FLOOR

Landing

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

Master Bedroom 3.67m x 3.57m (12'0" x 11'8")

Two built-in double wardrobes, radiator, window to front elevation.

En-suite Shower Room

White suite comprising low level WC, pedestal hand basin and shower cubicle with tiled surround. Partially tiled walls, radiator, extractor fan, window to side elevation.

Bedroom Two 3.07m x 2.84m max (10'1" x 9'4" max)

Fitted double wardrobe, over-stairs storage cupboard, two radiators, two windows to front elevation.

Bedroom Three 3.07m x 2.84m (10'1" x 9'4")

Radiator, window overlooking rear garden.

Bedroom Four 2.06m x 2.59m (6'9" x 8'5")

Radiator, window overlooking rear garden.

Family Bathroom 2.13m x 1.78m (7'0" x 5'10")

White suite comprising low level WC, pedestal hand basin and panelled bath with mixer shower attachment.

Tiled splashbacks, radiator, extractor fan, window to rear elevation.

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OUTSIDE

Integral Single Garage 5.10m x 2.73m (16'8" x 8'11")

Light and power, up and over door.

Front Garden

The property is accessed via a driveway leading to Garage and providing additional off-road parking for two cars.

Adjoining the driveway is an open-plan area of lawn with shrubs to border.

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

Rear Garden

The fully enclosed rear garden is laid mainly to lawn with borders and features a gravelled seating area adjacent to Conservatory.

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 limited.

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.

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

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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.



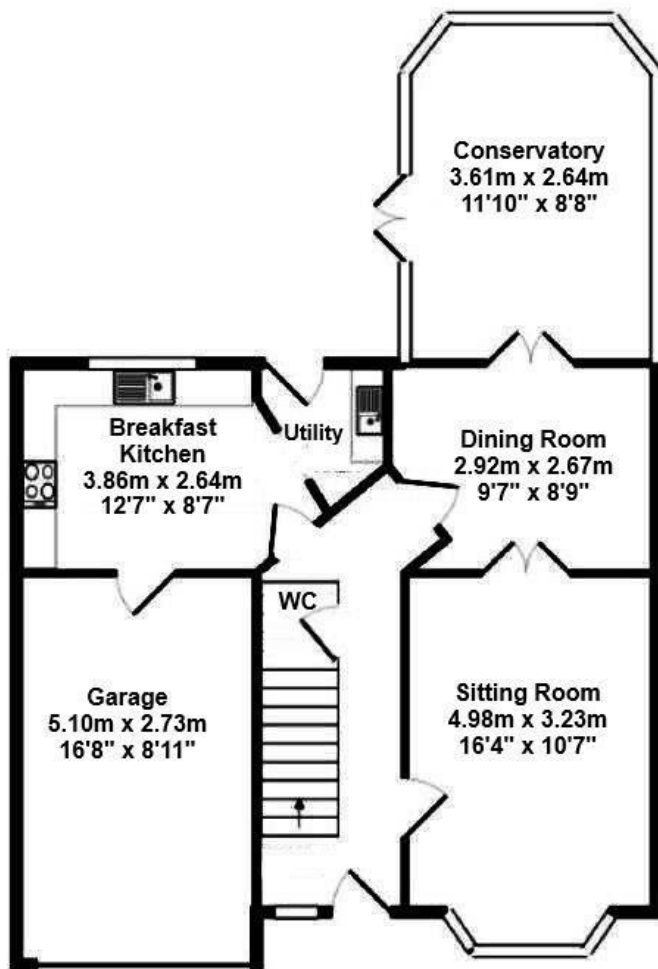




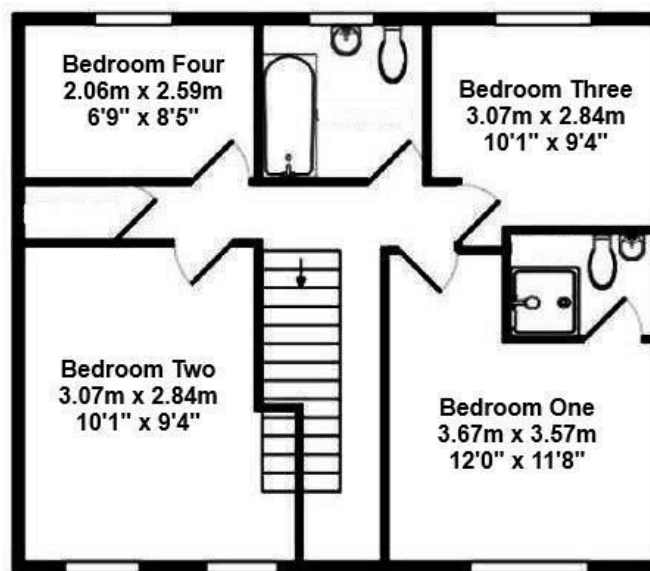


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Not to scale - for identification purposes only



GROUND FLOOR



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		
	65	78

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

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