



52 Parkfield Road, Oakham, Rutland, LE15 6PF
£215,000



Chartered Surveyors & Estate Agents

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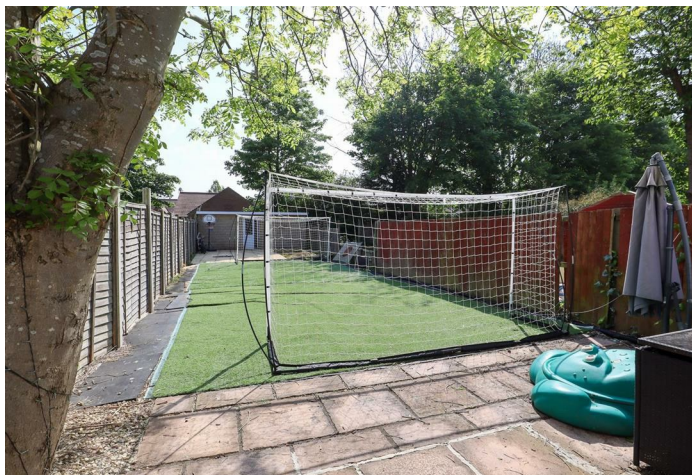
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Extended and much-improved middle-terrace house with off-road Parking, enclosed rear Garden and Home Office set in an established residential area of Oakham within walking distance from the town centre and railway station.

**** Lounge * Open-plan Kitchen/Diner * Utility * WC * 3 Bedrooms * Bathroom ****



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The tastefully presented accommodation benefits from gas-fired central heating system and replacement UPVC double glazing and briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge, open-plan Kitchen/Diner, Utility, WC;

FIRST FLOOR: three Bedrooms (two double and one single), Bathroom.

OUTSIDE there is an area of off-road parking to the front and an enclosed, east-facing garden with a detached Home Office/Garden Room to the rear.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, decorative wall panelling, stairs leading to first floor.

Open-plan Living Area, Dining Area and Kitchen

The ground-floor accommodation is laid out to include:

Lounge 6.63m x 4.98m max (21'9" x 16'4" max)

Two radiators, built-in under-stairs storage, panelling to dado height to one wall, window to front.

Open-plan Kitchen/Diner 5.13m x 5.23m max (16'10" x 17'2" max)

Dining Area

Radiator, attractive freestanding breakfast bar with cupboards and wine storage beneath, stone tiled floor, recessed ceiling spotlights, French doors giving access to the enclosed rear garden.

Kitchen Area

Range of attractive modern shaker-style fitted units incorporating wood-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and eye-level wall cupboards. Integrated appliances comprise Lamona electric oven and Lamona gas hob with stainless steel extractor hood above. There is space for upright fridge-freezer.

Metro tiles to splashbacks, stone tiled floor, recessed ceiling spotlights, window overlooking enclosed rear garden.

Utility 1.83m x 2.16m (6'0" x 7'1")

Fitted wood-effect worktop with space and plumbing for washing machine beneath, wall-mounted cupboard and Baxi gas central heating boiler, stone tiled floor, external part-glazed door to rear garden, internal door to WC.

WC

White suite of low-level WC and wall-mounted hand basin with tiled splashback, stone tiled floor.

FIRST FLOOR

Landing

Hand rail with open spindles, access to the three Bedrooms and Bathroom.

Bedroom One 3.63m x 3.05m (11'11" x 10'0")

Radiator, wall-light point, window to front.

Bedroom Two 2.84m x 3.51m max (9'4" x 11'6" max)

Radiator, window to rear.

Bedroom Three 2.57m x 2.44m (8'5" x 8'0")

Radiator, window to front.

Bathroom 1.65m x 1.93m (5'5" x 6'4")

Contemporary white suite comprising low-level WC, pedestal hand basin and panelled bath with shower.

Fully tiled walls, tiled floor, heated towel rail, window to rear.

OUTSIDE

Parking

To the front of the property is a block-paved driveway providing off-road parking for two cars.

A shared covered passageway links front and rear of the property.

Garden

The fully enclosed, east-facing garden has been arranged to include a large paved patio area immediately to the rear of the house, an area of artificial lawn and a further paved seating area at the top of the garden, in front of Home Office/Garden Room.

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Home Office/Garden Room 2.46m x 6.20m (8'1" x 20'4")

Detached outbuilding with double-glazed UPVC door, outside light, wall-mounted electric heater, light, power and Wi-Fi (found at the top of rear garden).

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband available (Standard, Superfast and Ultrafast)

Mobile signal available:

Indoor: EE and Vodafone - calls and data likely; O2 - calls likely, data limited; Three - calls and data limited
Outdoor: EE, Three, O2, Vodafone - calls 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.

FLOOD RISK

This home is not at risk of flooding from rivers and seas.

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 British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

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 B

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.

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.

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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.

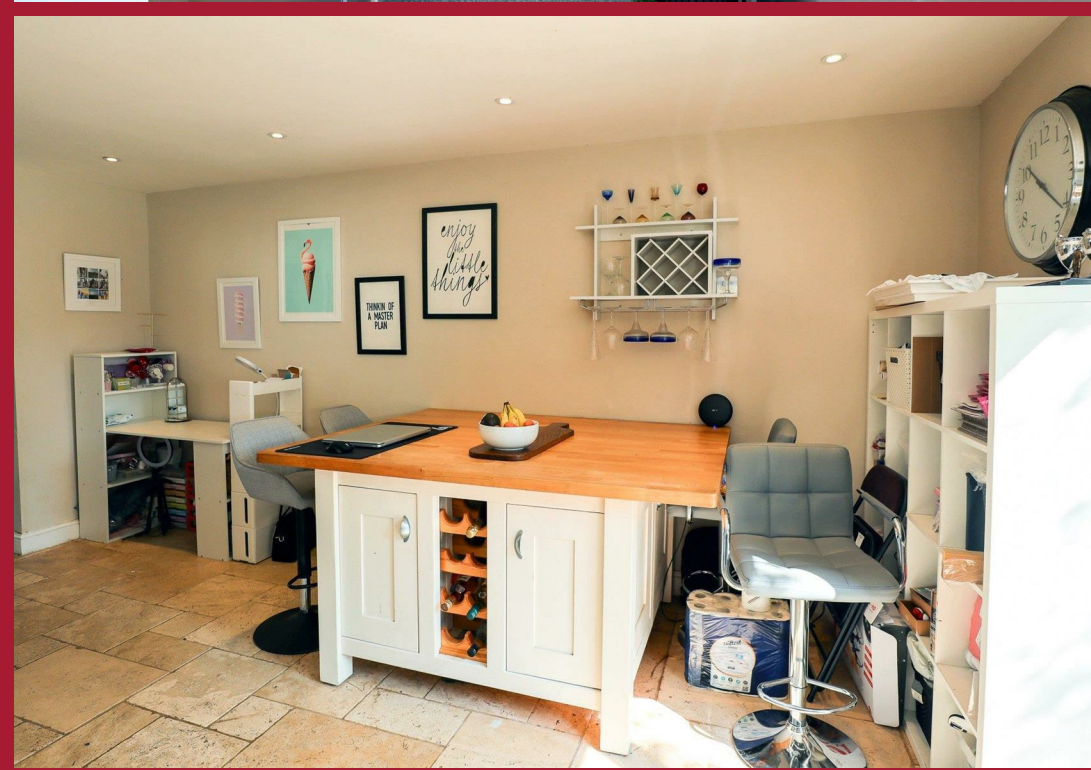
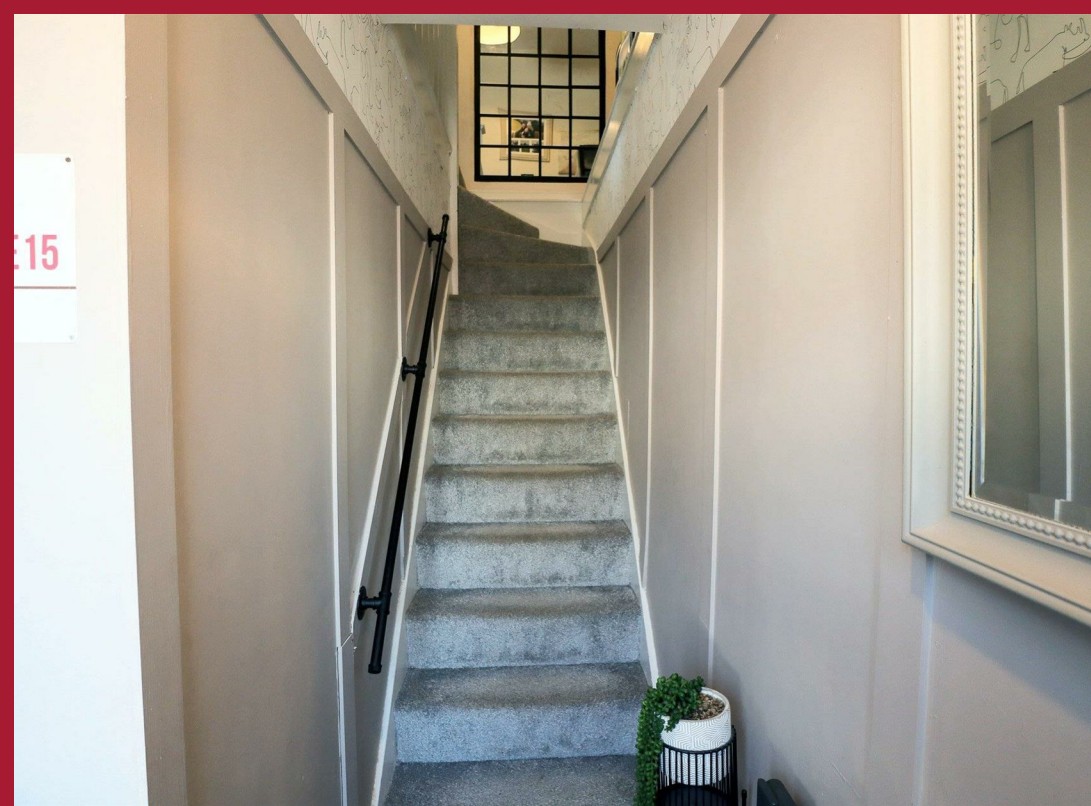
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

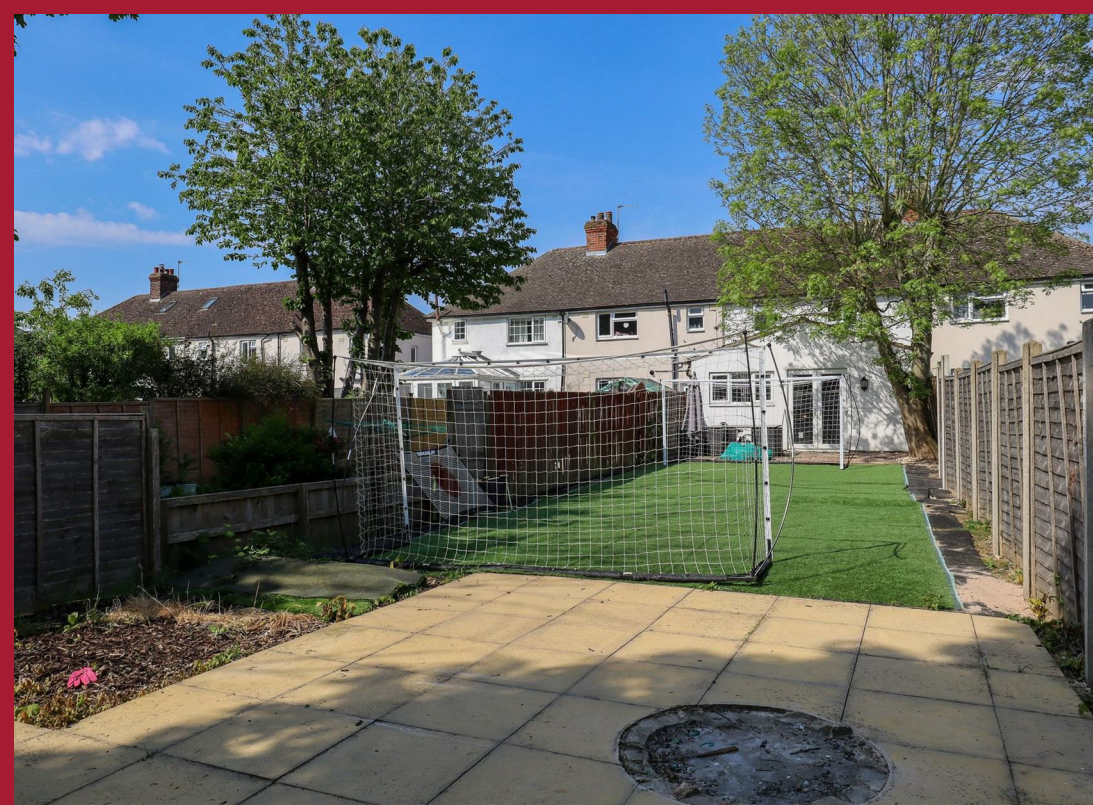
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

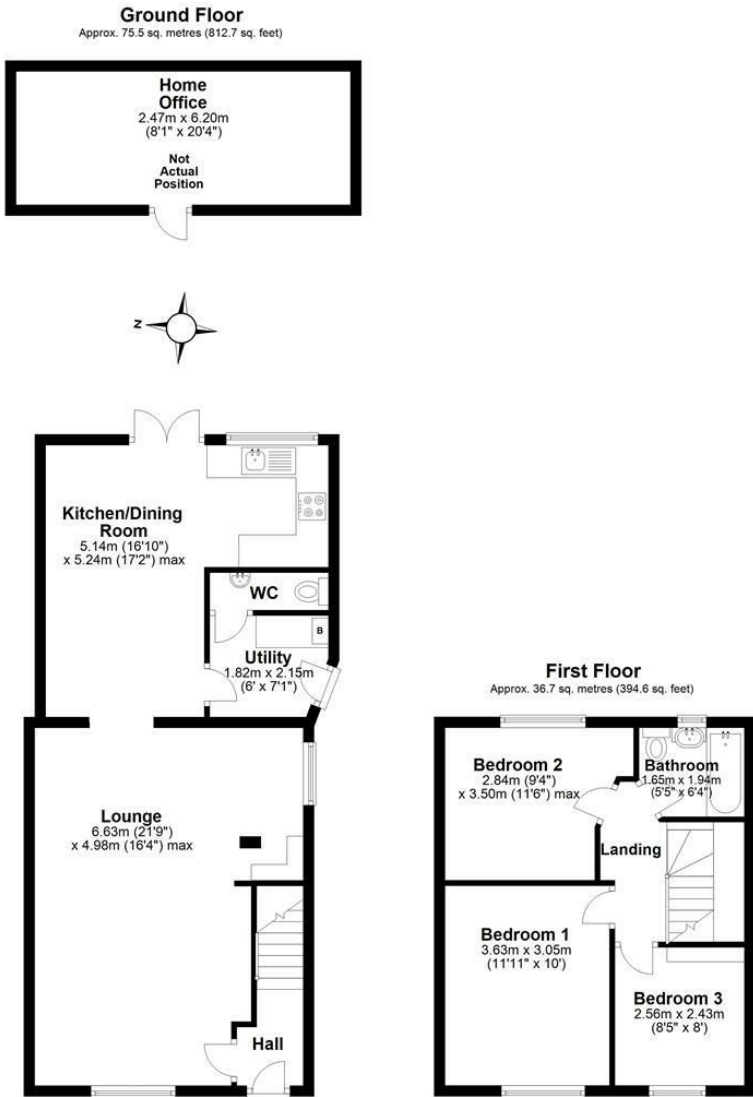
Money Laundering Regulations 2003

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. 112.2 sq. metres (1207.2 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	69	85
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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