



**136 Braunston Road, Oakham, Rutland, LE15 6RU**  
**Asking Price £310,000**



Chartered Surveyors & Estate Agents

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**136 Braunston Road, Oakham, Rutland, LE15 6RU**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

A detached, individual, two bedroom bungalow occupying a large plot with extensive driveway, tandem garage/workshop and enclosed rear garden in an established residential area on the edge of Oakham.

The property offers well proportioned accommodation which can be summarised as follows: Entrance Hall, Sitting Room with open fireplace, large Kitchen/Diner with log-burning stove, Master Bedroom with open fireplace, further Double Bedroom and refitted Bathroom.

The property presents a good opportunity for further development and refurbishment.

## ACCOMMODATION

### GROUND FLOOR

#### Arched Recessed Porch

Double glazed front entrance door with leaded light detail gives access to:

#### Entrance Hall 1.91m max x 5.36m (6'3" max x 17'7")

Electric storage heater, timber effect flooring, recessed spotlights, roof access hatch.

#### Sitting Room 3.66m x 3.94m (12'0" x 12'11")

Open fireplace with brick surround and raised tiled hearth, electric storage heater, timber effect flooring, picture rail, dual aspect windows to front and side elevations.

#### Kitchen/Diner 3.76m max x 5.08m max overall (12'4" max x 16'8" max overall)

Fitted worktop with splashback, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboards and plumbing beneath, traditional built-in pantry cupboards with fitted shelving, built-in cupboard housing hot water cylinder.

There is Utility Area with fitted worktop and plumbing for washing machine beneath.

Feature fireplace recess with timber mantel housing log-burning stove, two sets of sliding patio doors to side and rear elevations, further external half glazed door to rear garden.

#### Bedroom One 3.99m x 3.66m (13'1" x 12'0")

Open fireplace with tiled surround and matching raised hearth, electric storage heater, picture rail, dual aspect windows to front and side elevations.

#### Bedroom Two 2.90m x 3.58m (9'6" x 11'9")

Electric storage heater, window to side elevation.

#### Bathroom 1.80m x 1.85m (5'11" x 6'1")

Refitted with contemporary white suite comprising low level WC, pedestal hand basin with mixer tap and panelled bath with twin shower heads above and glass screen.

Electric storage heater, tiled walls, obscure window to rear elevation.

## OUTSIDE

#### Tandem Garage/Workshop 3.76m x 7.26m (12'4" x 23'10")

Double timber doors to front, personnel door to side, light and power.

#### Gardens

The frontage of the property is bounded by panel fencing on two sides and features a sweeping gravelled driveway flanked by lawn which provides ample off-road parking for a number of vehicles. There is a vehicular gate leading from the front driveway to the Garage/Workshop situated in the rear garden. Front and rear of the property are linked by gated access on both sides of the bungalow.

The good size rear garden is fully enclosed by panel fencing and has been laid out to include a large paved patio area immediately to the rear of the bungalow, a lawn and greenhouse.

#### Brick Lean-to Store 1.88m x 1.98m (6'2" x 6'6")

With window and door to rear elevation.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Electric storage heaters

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

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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 C

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.

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.

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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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	45	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	