



99 Brooke Road, Oakham, Rutland, LE15 6HQ
£360,000



Chartered Surveyors & Estate Agents

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99 Brooke Road, Oakham, Rutland, LE15 6HQ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

DESCRIPTION

Extended bungalow with ample off-road parking and attractively landscaped, private rear garden providing energy efficient accommodation with good quality, contemporary fittings in a popular residential area.

The property offers easily maintained accommodation which benefits from gas fired central heating, UPVC double glazing and PVC fascia boards.

The interior briefly comprises Reception Hall, Sitting Room, Dining Kitchen, Master Bedroom with en-suite Shower Room, further good size Double Bedroom and Bathroom.

ACCOMMODATION

UPVC panelled front entrance door leads to:

Reception Hall

Good sized hallway with two radiators, loft hatch giving access to insulated roof void and internal window looking through to Dining Area.

Sitting Room 3.86m x 3.86m (12'8" x 12'8")

Radiator, French doors opening out on to paved patio and giving access to rear garden beyond.

Dining Kitchen 4.85m max x 5.28m max (15'11" max x 17'4" max)

Superb L-shaped open-plan room equipped with excellent range of contemporary units incorporating 1.5 bowl single drainer stainless steel sink unit with adjoining work surfaces, ample base soft close cupboard and drawer units, matching eye-level wall cupboards, two tall store cupboards and further matching cupboard housing gas central heating boiler. Integrated appliances comprises electric oven, ceramic hob and cooker hood above.

Tiled splashbacks, tiled floor, radiator, wall light points, three double glazed roof lights, window to rear overlooking private garden, French doors giving access to patio area.

Off Reception Hall:

Bedroom One 3.99m inc bay x 3.86m (13'1" inc bay x 12'8")

Radiator, bay window to front elevation.

En-suite Shower Room 1.47m x 1.57m (4'10" x 5'2")

Equipped with contemporary white suite comprising low level WC, vanity basin with mixer tap above and cupboards beneath and corner shower cubicle with

mixer shower above. Tiled splashbacks, matching tiled floor, heated towel rail, recessed ceiling spotlights, fitted extractor fan.

Bedroom Two 3.10m inc bay x 3.86m (10'2" inc bay x 12'8")

Radiator, bay window to front elevation.

Family Bathroom 1.60m x 1.80m (5'3" x 5'11")

Equipped with contemporary white suite comprising low level WC, vanity basin with mixer tap above and cupboard beneath and double ended bath with mixer attachment. Tiled splashbacks, matching tiled floor, recessed ceiling spotlights, fitted extractor fan.

OUTSIDE

Front Garden

Privately screened by well maintained conifer hedging, front garden has been hard landscaped to provide parking for three to four vehicles and incorporates gravelled hard standing with adjoining borders stocked with shrubs and plants.

Rear Garden

Rear garden is fully enclosed and privately screened by close boarded fencing and conifer hedging. The



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garden enjoys a private westerly aspect and has been landscaped to include paved patio area, lawn with adjoining flower beds, further cultivated garden area with a range of shrubs and flowering plants, timber garden shed and aluminium framed greenhouse.

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: Three - voice likely, data limited; EE, O2, Vodafone - voice and data limited;
Outdoor: Three, EE, 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 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 C
Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with Linda Horne of Mercia Financial Solutions can offer free independent advice whether you buy through Murray Estate Agents or another agent. Mercia Financial Solutions 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



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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.

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.





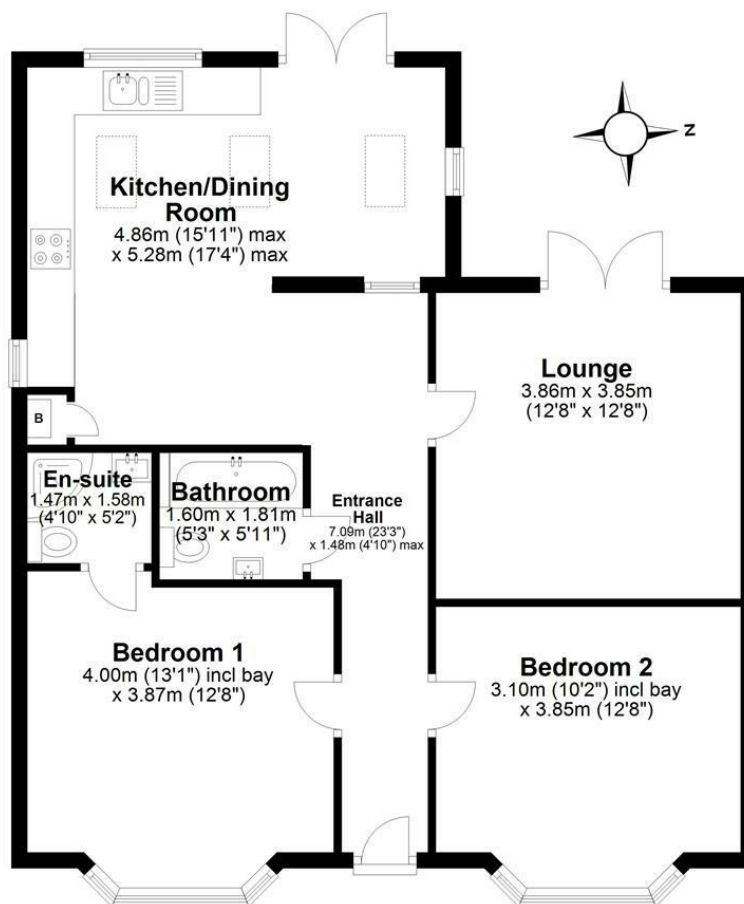




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Ground Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 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		86
(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 (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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