



**10 Oakham Road, Greetham, Rutland, LE15 7NN**  
**Offers In The Region Of £380,000**



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**10 Oakham Road, Greetham, Rutland, LE15 7NN**

**Tenure: Freehold**

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



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Attractively presented detached bungalow with three double bedrooms standing on a large plot with garaging, ample off-road parking and south-facing rear garden enjoying rural views.



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Situated on the edge of this popular village, the property stands well back from the road. The accommodation benefits from gas-fired central heating system and triple glazing and and briefly comprises: Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Conservatory, Inner Hall, three double Bedrooms and Bathroom.

Outside, there is a single Garage, a Car Port and driveway providing further off-road parking for at least six vehicles, Wash House, Store Place and gardens to front and rear.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Double-glazed entrance door, windows to front, oak-effect flooring.

##### Entrance Hall 3.86m x 1.68m (12'8" x 5'6" )

Radiator, oak-effect flooring.

##### Lounge 6.20m x 2.95m (20'4" x 9'8")

Dual-aspect reception room enjoying beautiful views over open countryside and featuring radiator, fireplace recess with tile inset, picture window to front and further window to side.

##### Open-plan Kitchen/Diner 6.25m x 3.89m (20'6" x 12'9")

comprising:

##### Kitchen Area

Excellent range of attractive fitted units incorporating granite-effect work surfaces with matching upstand, inset 1.5-bowl single drainer stainless steel sink unit with mixer tap, soft-close base cupboard and drawer units, matching eye-level wall cupboards and tall store cupboard housing wall-mounted gas central heating boiler. Integrated appliances include dishwasher, eye-level NEFF double and NEFF ceramic hob with glass splash-back and cooker hood above.

Large built-in store cupboard, designer-style radiator, oak-effect flooring, recessed ceiling spotlights, window to rear overlooking garden.

##### Dining Area

Fireplace recess with tile inset, oak-effect flooring, recessed ceiling spotlights, French doors opening into Conservatory.

##### Conservatory 2.87m x 2.79m (9'5" x 9'2")

Oak-effect flooring, panoramic picture windows providing views over garden and adjacent countryside, French doors giving access to rear garden.

##### Utility Room 2.92m x 1.65m (9'7" x 5'5")

Fitted units (to match kitchen) incorporating granite-effect work surface, inset circular sink with mixer tap, cupboard beneath and matching eye-level wall cupboard.

Plumbing for washing machine, oak-effect flooring, external door leading to garden.

##### Inner Hall

##### Bedroom One 3.63m x 3.84m (11'11" x 12'7")

Large double bedroom with radiator, built-in double wardrobe and window overlooking rear garden.

##### Bedroom Two 3.23m x 3.23m + wardrobe (10'7" x 10'7" + wardrobe)

Good-size double bedroom with radiator, built-in double wardrobe and window to side.

##### Bedroom Three 3.63m x 2.44m + wardrobe (11'11" x 8'0" + wardrobe)

Further double bedroom with radiator, built-in double wardrobe and window overlooking rear garden.

##### Bathroom 2.74m x 1.85m (9'0" x 6'1")

Attractively refitted with contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with twin shower heads.

Tiled splash-backs, tiled flooring, heated towel rail, recessed ceiling spotlights, obscure window to front.

#### OUTSIDE

##### Garage 6.12m x 3.25m (20'1" x 10'8")

Light and power, roller shutter door.

##### Car Port

Providing further covered parking.



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**Store Room 3.53m x 1.80m (11'7" x 5'11")**

**Store Room 2.57m x 1.83m (8'5" x 6'0")**

### Gardens

The front garden is laid mainly to lawn with adjoining flowerbeds stocked with various shrubs and bushes.

A driveway leads to the side of the property giving access to the garage, car port and providing parking for at least six vehicles.

The side and rear gardens enjoy a south-facing aspect and are bounded by close-boarded and post-and-rail fencing with wire netting. The gardens are laid mainly to lawn with borders and paved patio area.

### SERVICES

Mains electricity

Mains water supply

Drainage - non-shared septic tank

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

Indoor: EE, O2 - voice and data limited; Three,

Vodafone - none;

Outdoor: EE, O2, 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.

### GREETHAM

Greetham is a pleasant Rutland village, parts of which form a Conservation Area. It lies about 6.5 miles to the north-east of Oakham and 2 miles to the west of the A1 Great North Road.

Within the village there are the usual amenities, including a post office store, three public houses, a community centre with bowls club and a football club. Other facilities are available in the surrounding district and these include schools in Cottesmore and Oakham, doctors' surgeries in Empingham, Exton, Market Overton and Oakham, dentists, chiropodist, library, etc. in Oakham where there is also a good range of shops.

For commuters, with the A1 so close one can commute both north to Grantham and south to Peterborough where there are frequent train services to London, Kings Cross.

### 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



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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.

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.

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.

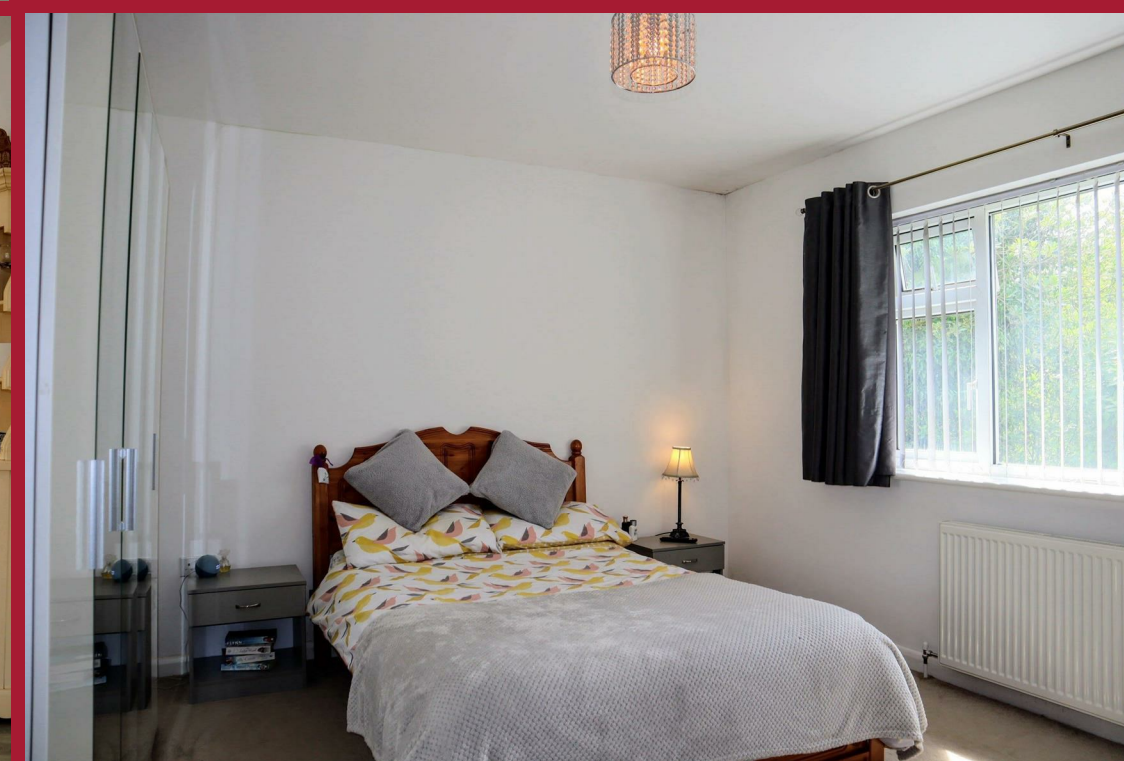
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003















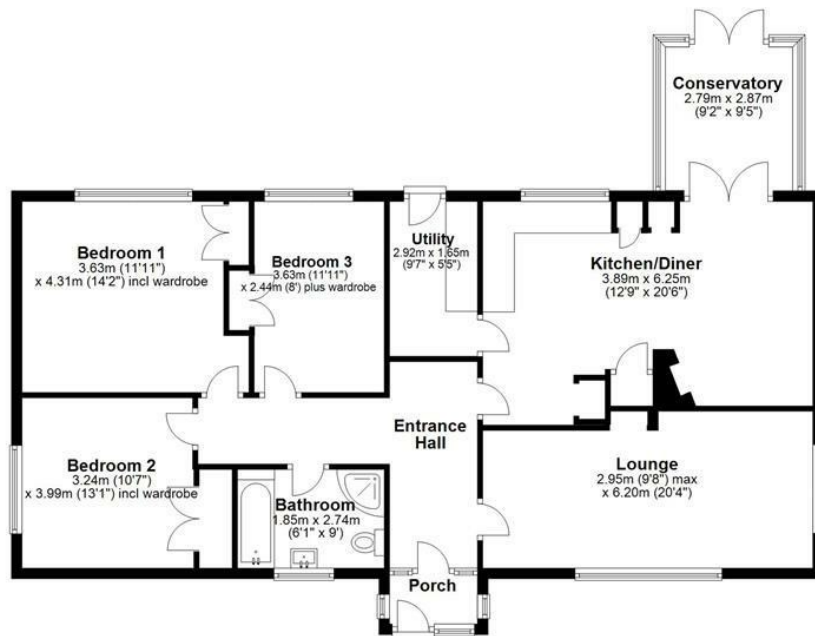
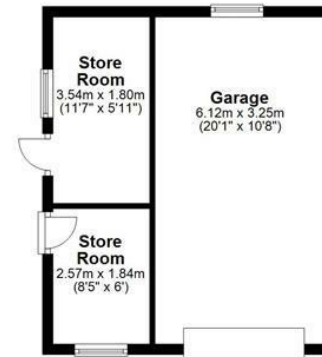










# **Ground Floor** Approx. 145.1 sq. metres (1561.9 sq. feet)



Total area: approx. 145.1 sq. metres (1561.9 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>67</b>	<b>82</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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
		
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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
		



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