



164 Braunston Road, Oakham, Rutland, LE15 6RU
Asking Price £735,000



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

164 Braunston Road, Oakham, Rutland, LE15 6RU

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

Substantial, modern, executive detached family home with garage, ample off-road parking for a number of cars and private rear garden offering high quality, immaculately presented accommodation with five bedrooms and four bath/shower rooms in an established residential area on the edge of Oakham.



164 Braunston Road, Oakham, Rutland, LE15 6RU



Chartered Surveyors & Estate Agents

The property was constructed in 2015 to a demanding specification and features an array of good quality fixtures and fittings throughout, including solid oak and marble tiled floors, contemporary sanitary ware, shaker style kitchen and central vacuum system.

The property offers energy efficient accommodation with gas fired central heating system (with underfloor heating to ground floor) and high performance glazing arranged over two storeys and briefly comprising:

GROUND FLOOR: Entrance Hall with beautiful curved staircase, Lounge/Diner with feature log-burning stove, open-plan Kitchen, Dining and Living Room, Utility Room, Wet Room/WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, further double Bedroom with en-suite Shower Room, three further Bedrooms (two of them double), Family Bathroom.

OUTSIDE: integral single Garage, driveway providing additional off-road parking and gardens to front and rear.

ACCOMMODATION

GROUND FLOOR

Porch

Part glazed UPVC main entrance door with opaque glazed side panel giving access to:

Entrance Hall 4.09m x 3.43m (13'5" x 11'3")

Marble tiled floor with underfloor heating, feature curved staircase with open spindles leading to first floor, fitted cupboard housing hot water cylinder and central vacuum system controls.

Lounge/Diner 7.32m x 5.41m (24'0" x 17'9")

Spacious, dual aspect reception room featuring contemporary Spartherm log-burning stove with stone tiled surround, solid oak floor with underfloor heating, display shelving to one wall, picture light, recessed ceiling spotlights, bay window to front elevation and a set of French doors with matching glazed side panels opening to rear garden.

Open-plan Kitchen, Dining & Living Room 8.71m max x 5.94m max (28'7" max x 19'6" max)

Superb living space, a hub of this modern home, incorporating Kitchen, Dining and Living Area as follows:

Kitchen Area

Tastefully fitted in modern shaker style with excellent range of units incorporating granite effect work surfaces with upstand and tiled splashbacks, inset 1.5 bowl sink with mixer/hot water tap and grooved drainer, ample cupboard and drawer units, wall cupboards and display cabinets and matching island unit with oak top and storage beneath. Integrated appliances comprise dishwasher, fridge, eye level AEG electric oven and microwave, AEG four ring gas hob and extractor hood above.

Solid oak floor with underfloor heating, recessed ceiling spotlights, window overlooking rear garden, part glazed door to Utility Room, opening to Dining and Living Area.

Dining & Living Area

Solid oak floor with underfloor heating, recessed ceiling spotlights, Velux window, French doors with matching glazed side panels leading to rear garden.

Utility Room 3.18m x 1.35m (10'5" x 4'5")

Fitted units (to match kitchen), cream worktop with inset sink and tiled splashback, undercounter space and plumbing for washing machine. Solid oak floor, window to side elevation, internal door to integral Garage.

Wet Room 3.66m x 1.14m (12'0" x 3'9")

(accessed off Entrance Hall)

Contemporary white suite of low level WC and rectangular hand basin with mixer tap set in vanity unit, fully tiled walls, tiled floor, shower area with floor drain, deluge shower above and further handheld shower attachment, chrome heated towel rail, recessed ceiling spotlights, window to front elevation.

FIRST FLOOR

Gallery-style Landing

Spacious landing featuring elegant, curved hand rail with open spindles, radiator, built-in linen cupboard, loft access hatch, window to front elevation.

164 Braunston Road, Oakham, Rutland, LE15 6RU



Chartered Surveyors & Estate Agents

Bedroom One 4.32m x 4.29m (14'2" x 14'1")

Range of fitted bedroom furniture comprising storage units to either side of bed and chest of drawers, fitted headboard, upright radiator with mirror inset, walk-in wardrobe with hanger rail, window to front elevation.

En-suite Shower Room 2.31m x 1.50m (7'7" x 4'11")

Contemporary white suite comprising low level WC and corner vanity unit with inset hand basin and cupboards beneath, shower cubicle with overhead wall mounted shower, mermaid boarding to walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights, Velux window.

Bedroom Two 4.24m x 3.51m (13'11" x 11'6")

Fitted wardrobe with sliding doors and adjoining dressing table with drawers beneath, radiator, window to front elevation.

En-suite Shower Room 2.06m x 0.99m (6'9" x 3'3")

Contemporary white suite comprising low level WC and inset rectangular hand basin with mixer tap and vanity cupboards beneath, shower cubicle with mixer shower, mermaid boarding to walls, marble tiled floor, chrome heated towel rail, recessed ceiling spotlights, ceiling light tube, extractor fan.

Bedroom Three 3.71m max x 3.68m max (12'2" max x 12'1" max)

Fitted wardrobe and drawer units, radiator, window overlooking rear garden.

Bedroom Four 4.29m max x 3.71m max (14'1" max x 12'2" max)

Built-in wardrobe and drawer units, radiator, window overlooking rear garden.

Bedroom Five 2.57m x 2.67m (8'5" x 8'9")

Fitted seat and work station to one wall, radiator, window overlooking rear garden.

Family Bathroom 1.78m x 2.69m (5'10" x 8'10")

Statement contemporary white suite comprising oval hand basin with mixer tap set atop vanity unit with storage beneath, low level WC and double ended, curved panel bath with central mixer tap and shower attachment. Mermaid boarding to walls, tiled floor, chrome heated towel rail, recessed ceiling spotlights, Velux window to rear.

OUTSIDE

Integral Single Garage 5.64m x 3.18m (18'6" x 10'5")

Light and power, electric up and over door, SilentMaster central vacuum units, fitted shelving to one wall, .

Gardens

The property is accessed via a sweeping, gravel driveway flanked by shaped lawn which leads to the Garage and provides ample area of hard standing for several vehicles.

The rear garden is fully enclosed by timber fencing

and brick walling and enjoys a good degree of privacy. The garden has been landscaped to feature a sunken patio area running the width of the rear elevation of the house, lawn with circular paved feature, covered area of hard standing for a hot tub and attractive insulated Workshop/Summerhouse with light and power connected.

There is outside tap and light in the garden.

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: O2 - voice likely, data limited; Three, EE, Vodafone - voice and data limited;
Outdoor: O2, Three, EE, 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

164 Braunston Road, Oakham, Rutland, LE15 6RU



Chartered Surveyors & Estate Agents

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.

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.













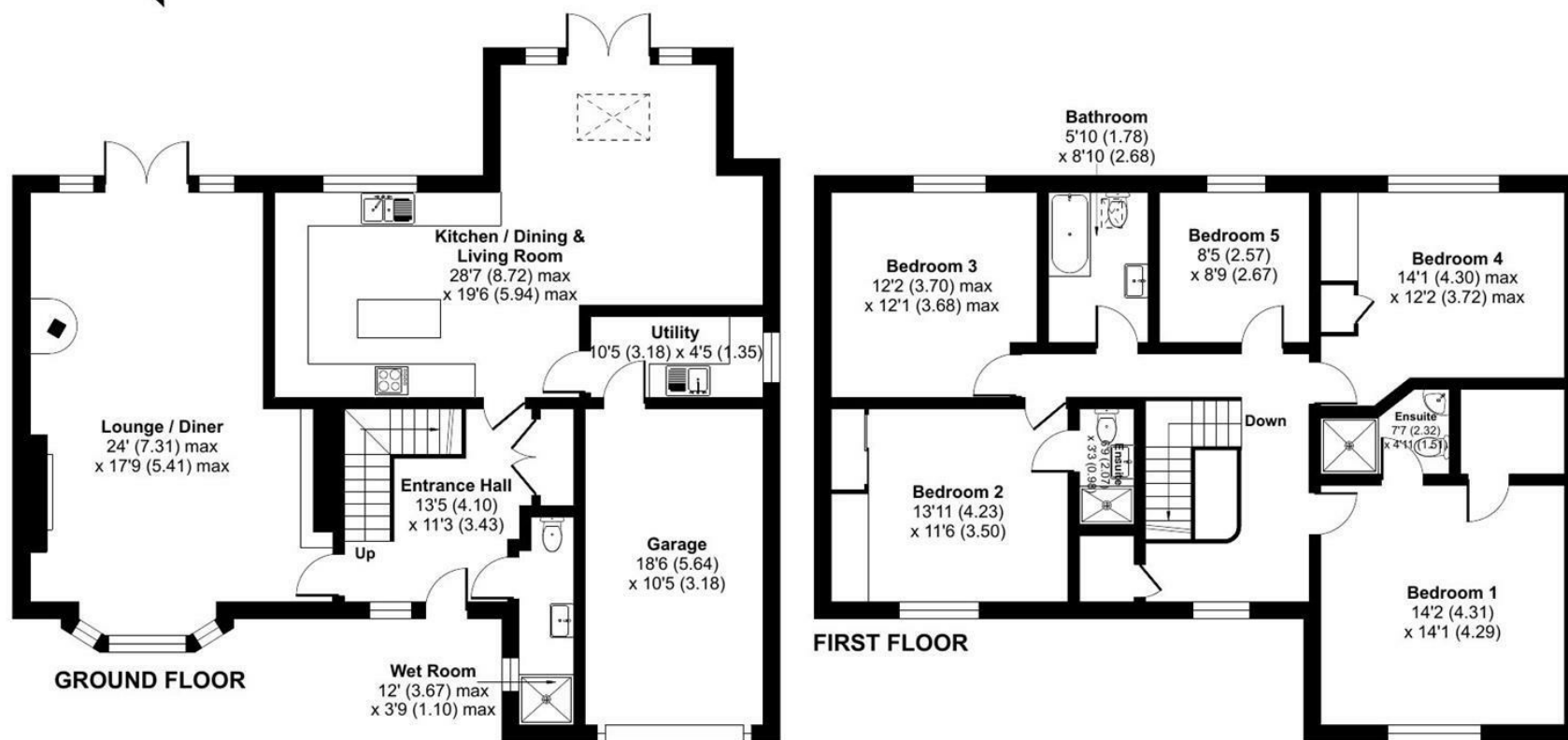
Chartered Surveyors & Estate Agents

Approximate Area = 2164 sq ft / 201 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2357 sq ft / 218.9 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	78	
(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 (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 EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1266023

