



**1 Redwing Close, Oakham, Rutland, LE15 6DA**  
**Guide Price £260,000**



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**1 Redwing Close, Oakham, Rutland, LE15 6DA**

**Tenure: Freehold**

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



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## DESCRIPTION

Competitively priced, extended semi-detached house occupying a good-size plot with attractively landscaped gardens and off-road parking space in a quiet cul-de-sac within a popular residential area on the edge of Oakham with a cut through for convenient walking access to town and schools.

Benefiting from gas central heating (with recently replaced combi boiler) and full double glazing, the property has been extended to side to create a WC and Utility and offers comfortable and practical accommodation which briefly comprises:

**GROUND FLOOR:** Entrance Hall, Living Room, Kitchen/Diner, Utility Room, contemporary Cloakroom/WC;

**FIRST FLOOR:** three Bedrooms (2 doubles and 1 single), recently refitted Wet Room.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

UPVC part-glazed entrance door, radiator, stairs leading to first floor.

**Living Room 3.86m x 3.71m max (12'8" x 12'2" max)**

Radiator, window to front, part-glazed door leading to Kitchen/Diner.

**Kitchen/Diner 2.97m x 4.75m (9'9" x 15'7")**

comprising:

#### Kitchen Area

Range of modern fitted units incorporating granite-effect worktops, inset sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and display cabinet. Space for slot-in (gas or electric) cooker, space and plumbing for freestanding dishwasher and recess for upright fridge-freezer.

Tiled floor, wall-mounted heated radiator, spotlighting, window to rear, door to Utility.

#### Dining Area

Radiator, tiled floor, window to rear.

**Utility Room 3.00m x 1.37m (9'10" x 4'6")**

Fitted Corian worktop with matching upstand, inset 1.5-bowl ceramic sink with contemporary mixer tap above, base cupboard and undercounter space and plumbing for washing machine, recessed ceiling spotlights, internal door to WC, window to rear, external UPVC part-glazed door to side elevation.

#### Cloakroom/WC

Stylish, contemporary suite of concealed-cistern WC and rectangular hand basin with mixer tap set within feature vanity unit, chrome heated towel rail, recessed ceiling spotlights, window to front.

### FIRST FLOOR

#### Landing

Built-in airing cupboard, hatch with retractable ladder giving access to partially boarded and fully insulated loft housing recently replaced gas-fired combi boiler, window to side.

**Bedroom One 3.38m x 2.90m (11'1" x 9'6")**

Double bedroom with radiator and window to front.

**Bedroom Two 3.48m x 2.59m (11'5" x 8'6")**

A further double bedroom with radiator and window enjoying outlook over rear garden.

**Bedroom Three 2.46m max x 1.75m (8'1" max x 5'9")**

A single bedroom (currently used as Dressing Room) with built-in overstairs linen cupboard, radiator and window to front.

**Wet Room 1.83m x 2.03m (6'0" x 6'8")**

Recently renovated in contemporary style to feature low-level WC, rectangular hand basin with mixer tap set within wall-mounted vanity unit, shower area with Grohe shower and glass screen. Statement tiling to walls and floor, radiator, window to rear.

## OUTSIDE

#### Parking

Driveway provides off-road parking for one car.

#### Garden

The property stands on corner plot which faces West and gets the sunlight until late in the summer

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evening. The fully enclosed, good-size garden features a raised fish pond and potting shed and is stocked with an array of interesting plants, bulbs, shrubs and small trees providing all year round interest with minimal maintenance required.

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

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 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.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and

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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.

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.

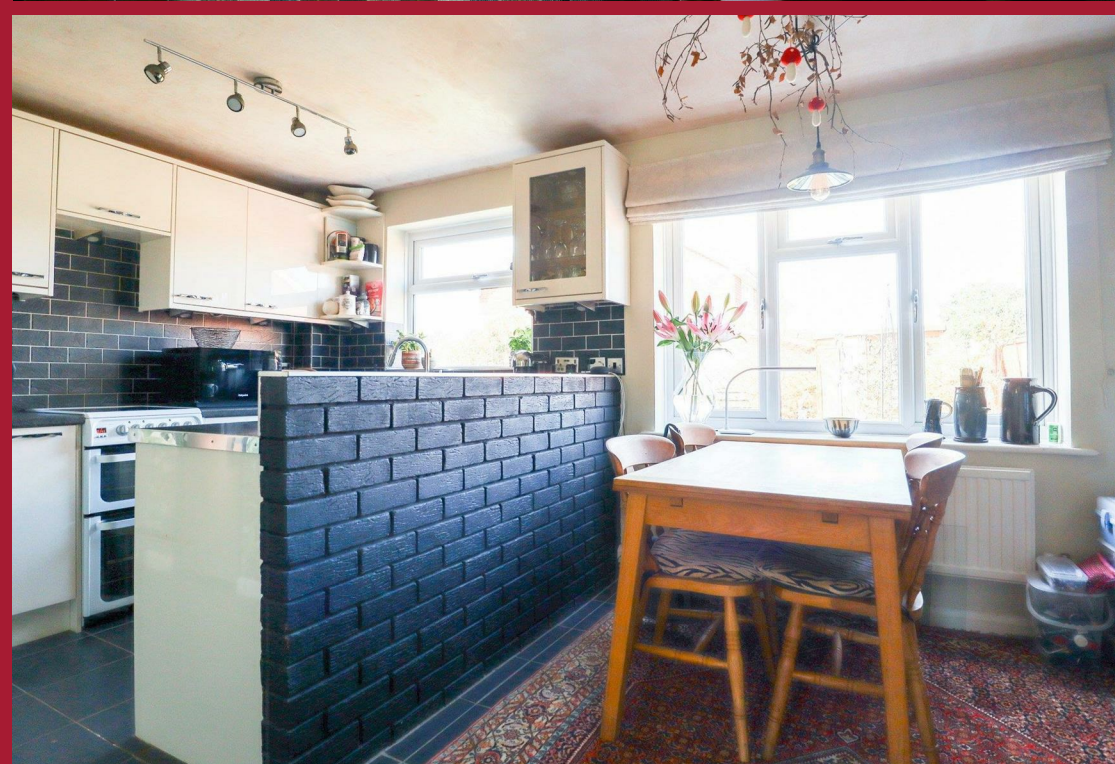
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

















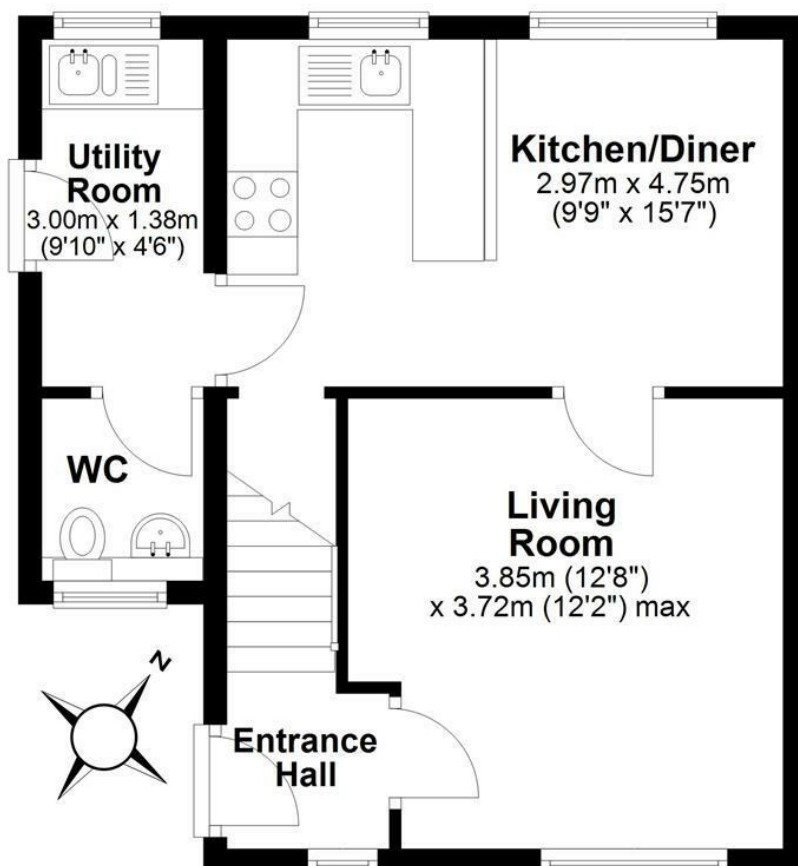




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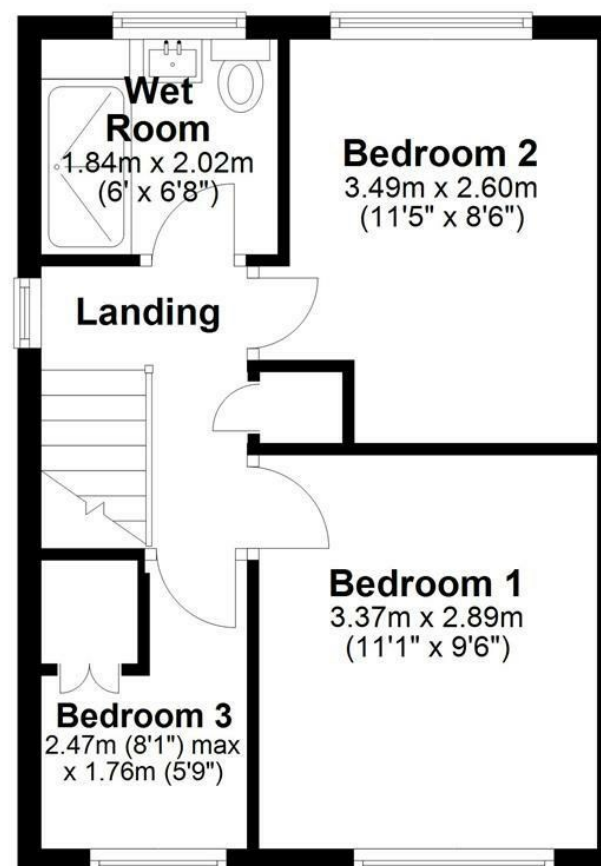
## Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 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		85
(81-91) B		
(69-80) C		72
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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