



4 Livingstone Close, Oakham, Rutland, LE15 6FN
Offers In Excess Of £415,000



Chartered Surveyors & Estate Agents

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4 Livingstone Close, Oakham, Rutland, LE15 6FN

Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Attractive detached four-bedroom house occupying a large plot with garage, off-road parking and private rear garden set in a sought-after, quiet cul-de-sac on the edge of Oakham within easy access to the town centre and its amenities.

The property offers well-presented family accommodation which benefits from gas-fired central heating system and full double glazing and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge with feature fireplace, separate Dining Room, Conservatory, refitted Breakfast Kitchen, Utility Room;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 2.08m x 3.15m (6'10" x 10'4")

Double-glazed front entrance door with leaded-light detail, galleried staircase with turned spindles leading to first floor, under-stairs cupboard.

Cloakroom/WC

Two-piece suite comprising low-level WC and wash hand basin, radiator, tiled floor.

Lounge 4.04m x 4.24m (13'3" x 13'11")

Beautiful period-style fireplace with ornate tiled inset housing open grate, radiator, wall-light points, bay window to front, two windows to side.

Dining Room 2.72m x 2.92m (8'11" x 9'7")

Radiator, laminate flooring, French doors with windows to either side leading to Conservatory.

Conservatory 2.97m x 5.79m (9'9" x 19'0")

UPVC construction on low-level brick walls featuring tiled floor, picture windows and sliding patio doors leading to large rear garden.

Breakfast Kitchen 2.90m x 3.63m (9'6" x 11'11")

Refitted with excellent range of modern units incorporating granite-effect work surfaces with matching upstand, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards.

Integrated appliances comprise Beko electric oven and Beko four-ring gas hob with extractor above. There is under-counter space and plumbing for washing machine.

Radiator, tiled splashbacks, tiled floor, window overlooking rear garden.

Utility Room 1.42m x 2.08m (4'8" x 6'10")

Fitted units (to match kitchen) comprising granite-effect worktop with upstand and inset single drainer stainless steel sink, cupboard beneath and

wall-mounted cupboard above.

Under-counter space and plumbing for washing machine, wall-mounted Ideal gas central heating boiler, tiled splashbacks, tiled floor, external double-glazed door.

FIRST FLOOR

Landing

Built-in airing cupboard, loft access hatch.

Master Bedroom 3.56m x 3.58m (11'8" x 11'9")

Two fitted double wardrobes, radiator, dual-aspect windows to front and side.

En-suite Shower Room 1.43m x 2.06m (4'8" x 6'9")

White suite comprising low-level WC, wash hand basin and corner shower cubicle.

Tiled splashbacks, radiator, window to side.

Bedroom Two 2.92m x 3.23m (9'7" x 10'7")

Fitted double wardrobe, radiator, window overlooking rear garden.

Bedroom Three 2.90m x 3.84m (9'6" x 12'7")

Radiator, access to ample eaves storage, window overlooking rear garden.

Bedroom Four 2.08m x 3.84m (6'10" x 12'7")

Radiator, window to front.

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Bathroom 1.96m x 2.51m (6'5" x 8'3")

White suite comprising low-level WC, pedestal hand basin and panelled bath with Triton shower above.

Fully tiled splashbacks, radiator, window to rear.

OUTSIDE

Integral Single Garage 2.16m x 4.98m (7'1" x 16'4")

Light and power, up-and-over door.

Front Garden

The property is accessed via a tarmac driveway leading to the garage and providing additional off-road parking for several vehicles.

Adjoining the driveway is an area of lawn with established conifer to border.

Rear Garden

The large, fully enclosed rear garden is privately screened by mature trees and has been arranged to include a paved patio area immediately to the rear of the house and lawn with borders containing a variety of trees, shrubs and bushes.

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 - voice and data likely; 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

Band D
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 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

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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.

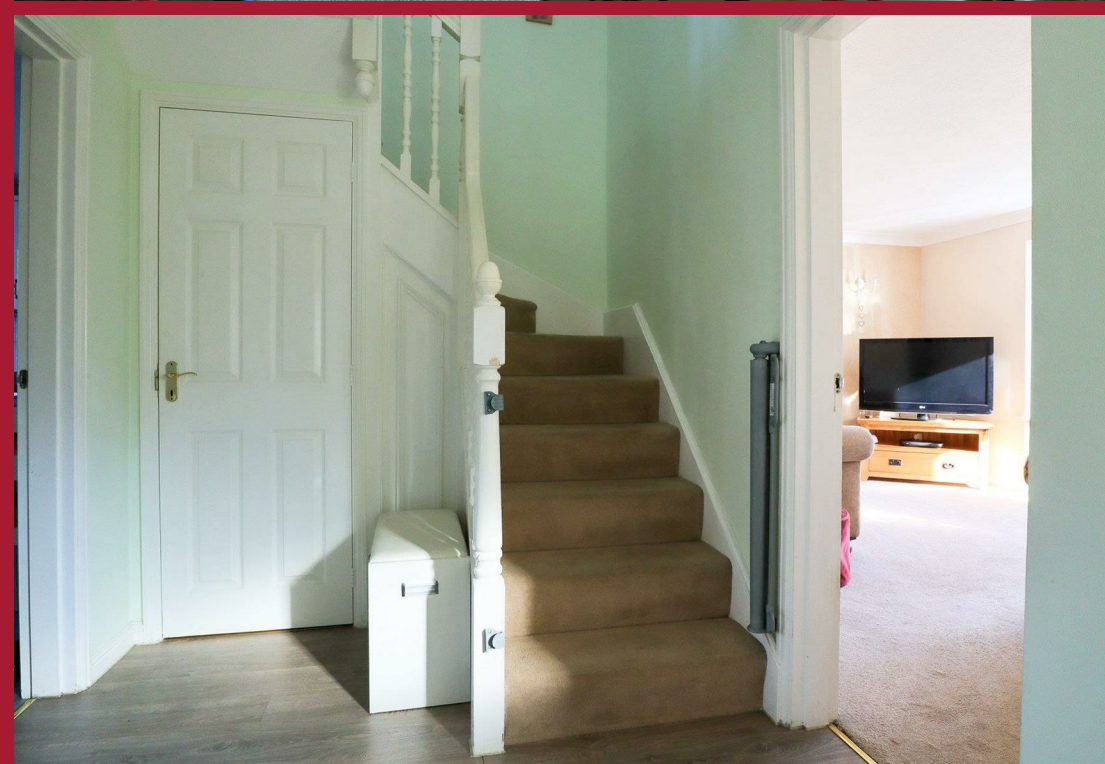
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.



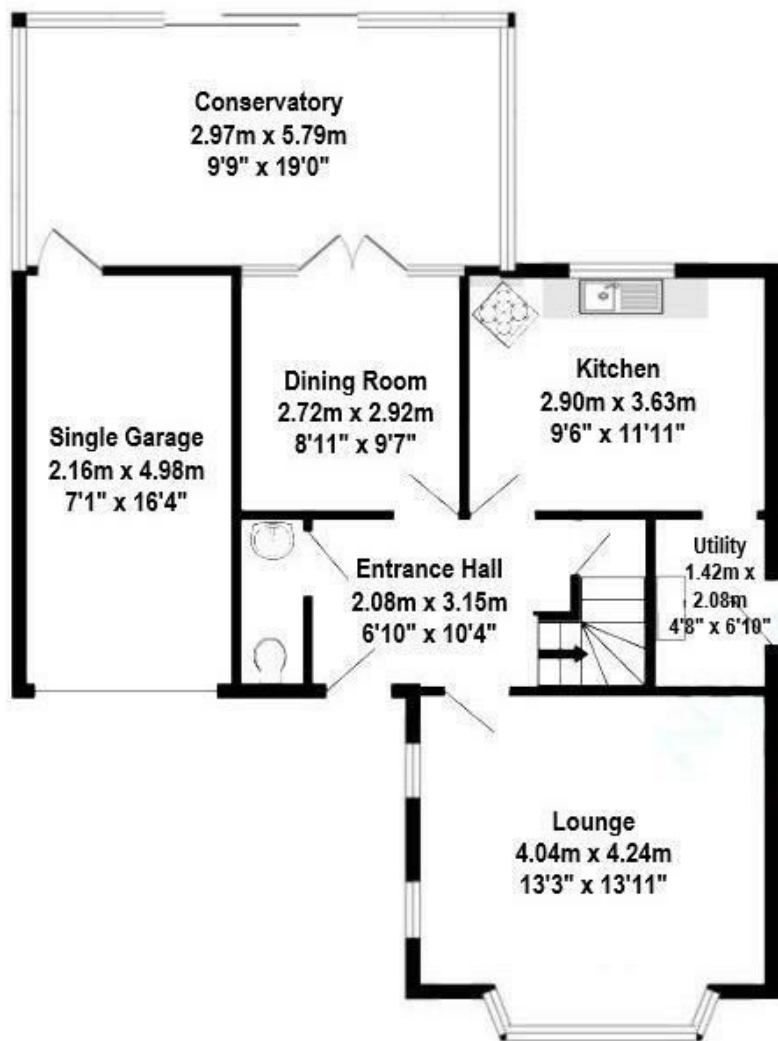




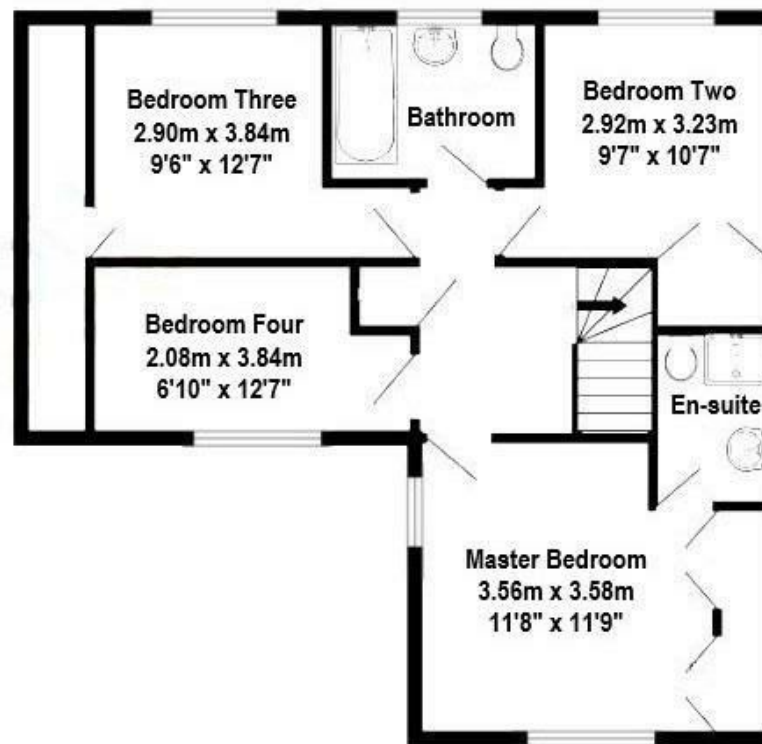




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GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(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 (CO ₂) 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		