



12a Vicarage Road, Oakham, Rutland, LE15 6EG
Price Guide £750,000



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12a Vicarage Road, Oakham, Rutland, LE15 6EG

Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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A superb opportunity has arisen to purchase this extended and well maintained detached property occupying a large plot with double garage, off-road parking and mature, wrap-around gardens within a premium residential area in the heart of this charming Rutland market town.



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The property offers light, spacious, adaptable living accommodation which benefits from gas fired central heating system and double glazing throughout.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room with fireplace, separate Dining Room, modern shaker style Breakfast Kitchen with Pantry, Utility Room;

FIRST FLOOR: four Double Bedrooms, Bathroom.

OUTSIDE there is a Double Garage with driveway providing additional off-road parking for up to three vehicles to the side of the house and established, attractively arranged, wrap-around gardens.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.56m max x 2.72m max (11'8" max x 8'11" max)

UPVC half glazed entrance door with glazed side panel, timber parquet floor, radiator, built-in cloaks cupboard with hanger rail and shelving, open galleried stairs leading to first floor with area of storage beneath.

Sitting Room 6.12m x 4.72m max (20'1" x 15'6" max)

Generously proportioned, triple aspect reception

room featuring gas log effect burner set within fireplace recess with raised hearth and display shelf above, two radiators, windows to front and side elevations, external French doors with glazed side panels giving access to rear garden and internal glass panelled double doors leading to Dining Room.

Dining Room 4.22m max x 3.43m (13'10" max x 11'3")

Elegant reception room with radiator, timber parquet floor and large bay window providing pleasant outlook over gardens to rear.

Breakfast Kitchen 5.08m max x 3.05m (16'8" max x 10'0")

Fitted with a range of attractive modern units incorporating timber effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise eye level Neff electric oven and grill, Neff ceramic hob and extractor above. There is undercounter space and plumbing for dishwasher.

Radiator, dual aspect windows to side and rear elevations, archway to Hallway providing space for fridge-freezer and leading to useful Pantry with window to rear elevation.

Utility Room/Side Porch 3.76m max x 3.61m max (12'4" max x 11'10" max)

Fitted worktop with space and plumbing for washing

machine and space for tumble dryer beneath, Belfast sink, radiator, tiled floor, window and external UPVC half glazed door to front elevation, further external UPVC half glazed door leading to rear garden, internal door to Garage.

Shower Room 1.83m x 2.34m (6'0" x 7'8")

Modern white suite of concealed cistern WC and hand basin with mixer tap set within vanity unit with base storage cupboards, corner shower cubicle, fully tiled splashbacks, upright radiator, window to front elevation.

FIRST FLOOR

Landing

Open galleried stairs, radiator, loft access hatch, opaque window to front elevation.

Bedroom One 4.22m incl wardrobes x 3.48m (13'10" incl wardrobes x 11'5")

Two built-in double wardrobes, radiator, window to rear elevation.

Bedroom Two 3.86m incl wardrobe x 3.02m (12'8" incl wardrobe x 9'11")

Built-in triple wardrobe, radiator, window to rear elevation.

Bedroom Three 3.38m x 4.72m incl wardrobes (11'1" x 15'6" incl wardrobes)

Two built-in double wardrobes, radiator, window to rear elevation.

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Bedroom Four 2.64m x 3.84m incl wardrobe (8'8" x 12'7" incl wardrobe)

Fitted wardrobe, radiator, window to front elevation.

Study 1.80m x 1.70m (5'11" x 5'7")

Radiator, Velux window to front elevation.

Bathroom 2.51m x 2.29m (8'3" x 7'6")

White suite comprising low level WC, pedestal hand basin and panelled bath with wall mounted shower, separate corner shower cubicle with shower above, upright stainless steel radiator, tiled walls, tiled floor, built-in cupboard housing (4 y.o.) Vaillant Eco Plus gas combi boiler with additional capacity, window to side elevation.

OUTSIDE

Double Garage 4.95m x 5.18m'0.00m (16'3" x 17'0")

The Garage is situated to the side of the house and accessed via a brick paved driveway which provides additional off-road parking for up to three vehicles. Light and power, two up and over doors to front, window to rear garden, internal door to Utility Room.

Gardens

The front garden is bounded by hedging with attractive timber hand gate and is laid mainly to lawn with inset stunning, established magnolia tree and well stocked borders. The lawn carries on to the side of the house linking front and rear of the property.

The fully enclosed, good size rear garden has been arranged to include a shaped patio area immediately to the rear of the house, lawn with colourful borders and flowerbeds adjoining the area of hard standing for a summerhouse at the top of the garden.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability:

Mobile signal availability:

Indoor: EE - voice and data likely; 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 F

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

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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 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.





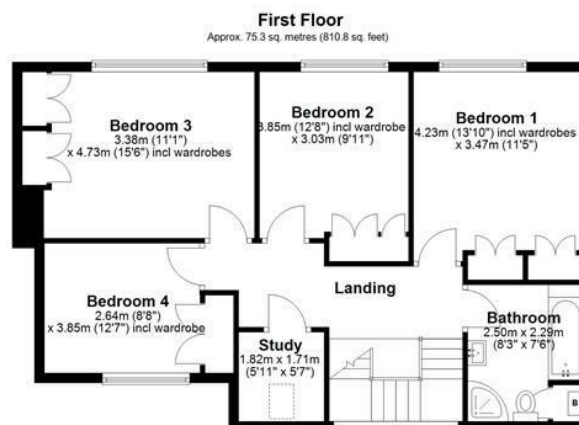
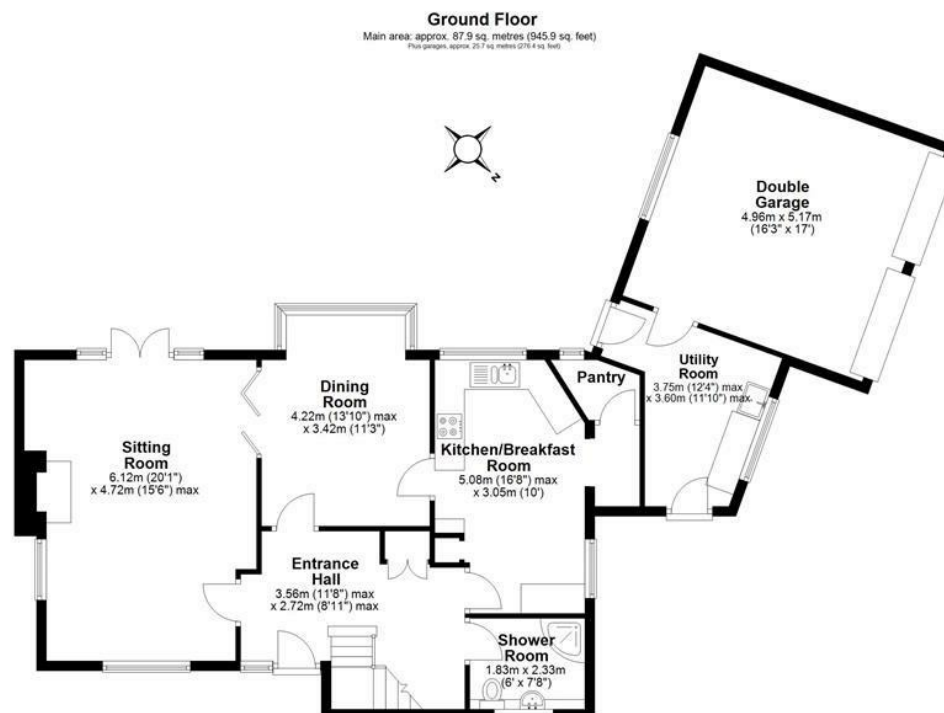








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Main area: Approx. 163.2 sq. metres (1756.7 sq. feet)
Plus garages, approx. 25.7 sq. metres (276.4 sq. feet)

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		
(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		

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