



14 Barlow Road, Oakham, Rutland, LE15 6BL
Guide Price £425,000



Chartered Surveyors & Estate Agents

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14 Barlow Road, Oakham, Rutland, LE15 6BL
Tenure: Freehold
Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Beautifully presented, extended end-terrace house with 3 Double Bedrooms, 2 Reception Rooms, 2 Bath/Shower Rooms, off-road Parking for several vehicles and enclosed Garden situated in the heart of Oakham's historic town centre, a stone's throw from a whole host of amenities and the railway station.

The property has been modernised throughout to offer today a stylishly appointed, contemporary home with its own character. Benefiting from gas central heating and full double glazing, the flexible interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Breakfast Kitchen, WC, Lounge, Inner Hall, Dining Room, Master Bedroom with en-suite Shower Room; FIRST FLOOR: two further Double Bedrooms, Bathroom with freestanding bath.

Unusually for town centre location, the property offers ample off-road parking within a fully enclosed front garden which has vehicular access off Barlow Road.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Area

Stable entrance door with glazed inset, radiator, wood flooring, staircase with open spindles leading to first floor, under-stairs cupboard with plumbing for

washing machine, opening to Breakfast Kitchen, access to Lounge.

WC

Contemporary white suite of low-level WC and wall-mounted, rectangular hand basin with mixer tap and ornate tiled splashback. Wood flooring, wall-mounted Vaillant gas central heating boiler, recessed ceiling spotlights, window to rear.

Lounge 4.34m x 4.45m (14'3" x 14'7")

Decorative fireplace-style recess, radiator, wood flooring, recessed ceiling spotlights, two windows to side.

Breakfast Kitchen 5.16m x 4.14m max (16'11" x 13'7" max)

Range of contemporary fitted units incorporating wood-effect work surfaces with metro tiles to splashbacks, inset sink with mixer tap, high-gloss, soft-close base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Beko electric oven and induction hob with Elica extractor above. There is space for upright fridge-freezer.

Designer-style upright radiator, wood flooring, dual aspect windows to front and rear, external door to rear, access to Inner Hall.

Inner Hall

Access to Dining Room and Master Suite.

Dining Room 2.90m x 3.28m (9'6" x 10'9")

Column-style radiator, tiled floor, recessed ceiling spotlights, bi-fold doors to front.

Master Bedroom 2.90m x 4.70m max (9'6" x 15'5" max)

Built-in double wardrobe with top box, radiator, wood-effect flooring, recessed ceiling spotlights, window to rear.

En-suite Shower Room 1.83m x 1.96m (6'0" x 6'5")

Contemporary white suite of low-level WC and wall-mounted hand basin with mixer tap, double walk-in shower with rainfall showerhead above and tiled surround, ornate tiles to floor and part of walls, chrome heated towel rail, recessed ceiling spotlights.

FIRST FLOOR

Landing

Bedroom Two 4.45m x 2.69m (14'7" x 8'10")

Radiator, dual-aspect windows to sides.

Bedroom Three 3.38m x 3.20m (11'1" x 10'6")

Radiator, loft access hatch, window to side.

Bathroom 3.02m max x 1.91m (9'11" max x 6'3")

Contemporary white suite comprising low-level WC, rectangular, wall-mounted hand basin with mixer tap and tiled splashback and freestanding bath with central taps. Wood-effect tiled flooring, chrome heated towel rail, recessed ceiling spotlights, window to front.

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OUTSIDE

The property is accessed via a manual vehicular gate which leads to the enclosed front garden mainly laid to gravel and providing ample off-road parking for several vehicles. Immediately to the front of the house is a paved patio area. There is also a pedestrian access to the front of the property via a hand gate. The front garden is privately screened from the road by established hedging.

There is outside lighting, power points and tap to the front.

To the rear is an attractive, enclosed area with fitted seating enjoying southerly aspect.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

Broadband availability: Standard, Superfast

Mobile signal availability:

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

Vodafone - voice and data limited;

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.

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

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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.

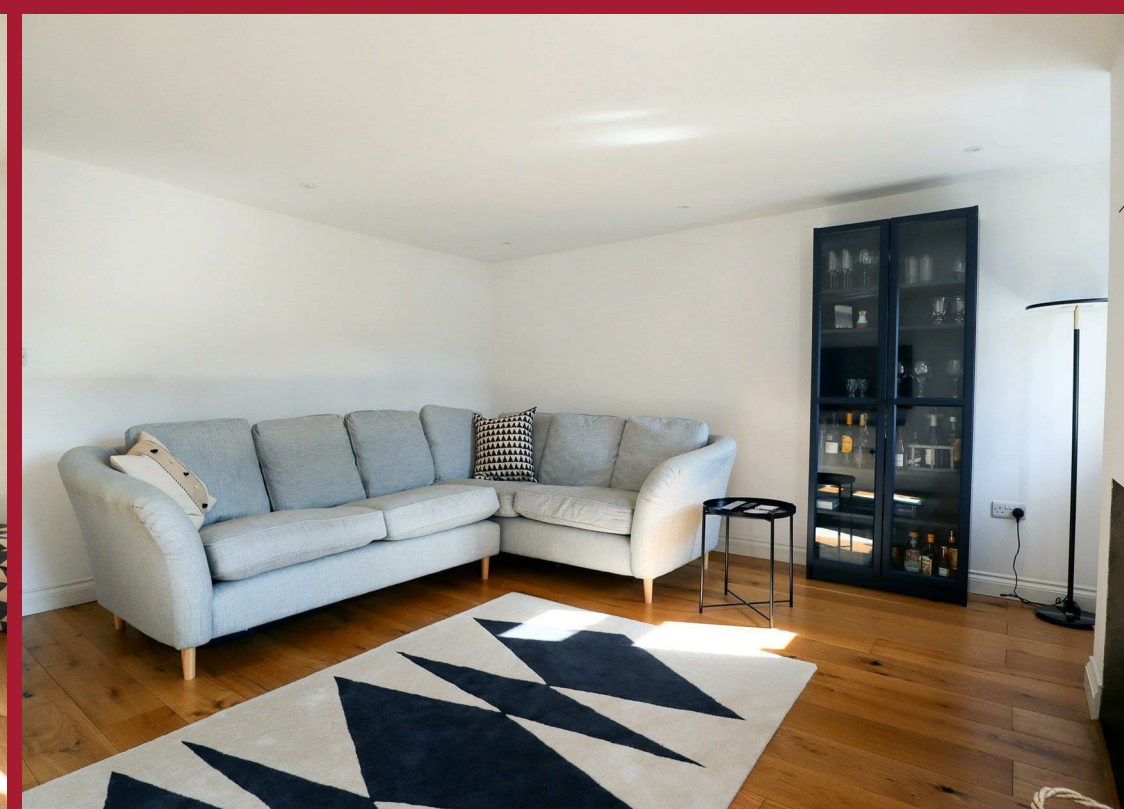
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

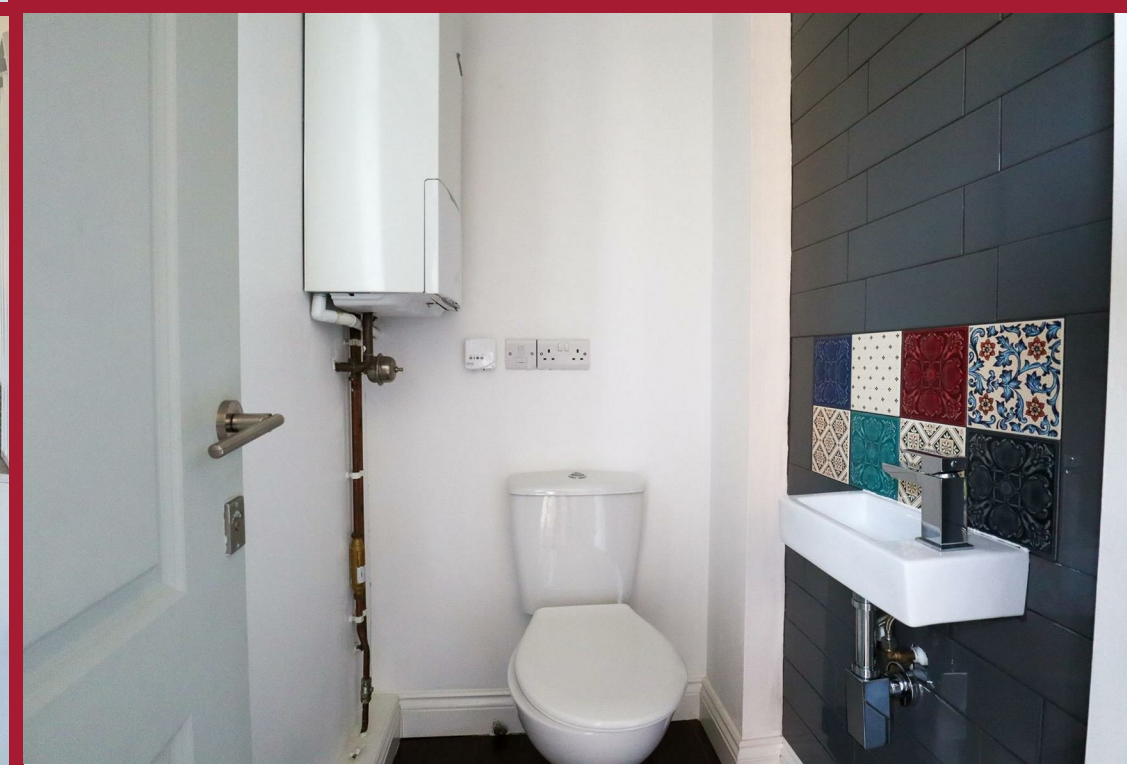
given in good faith.

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

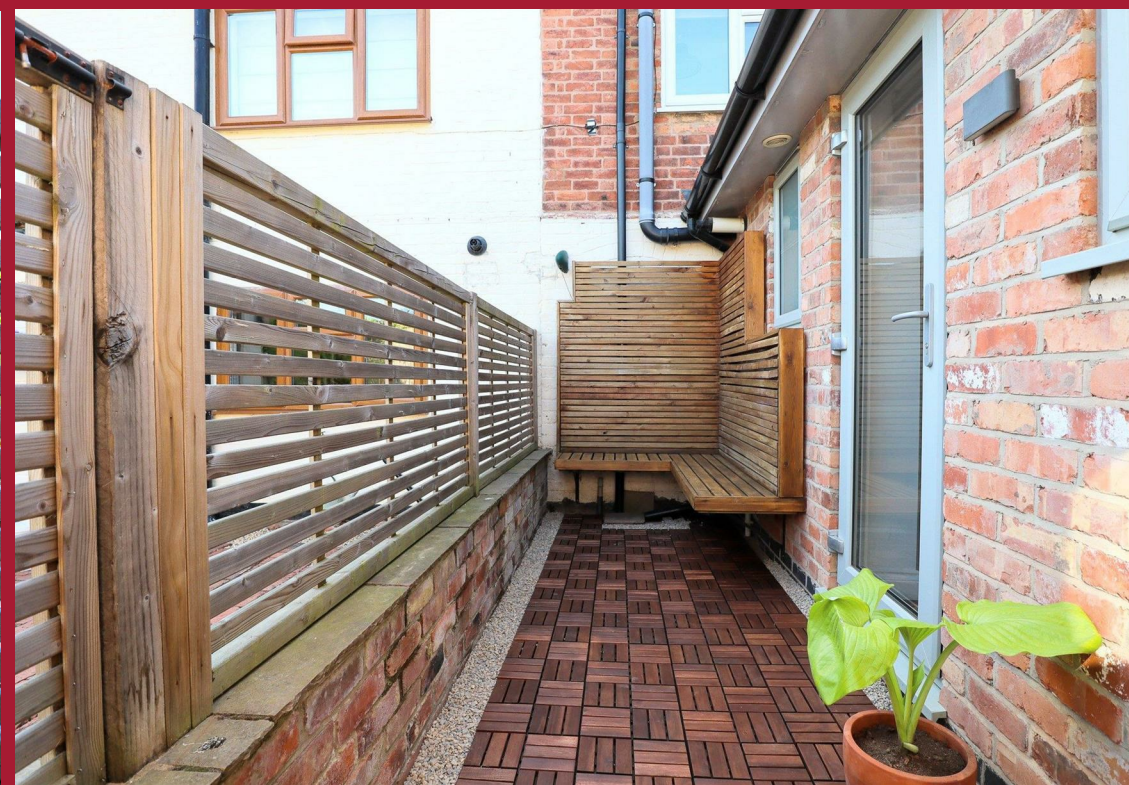
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









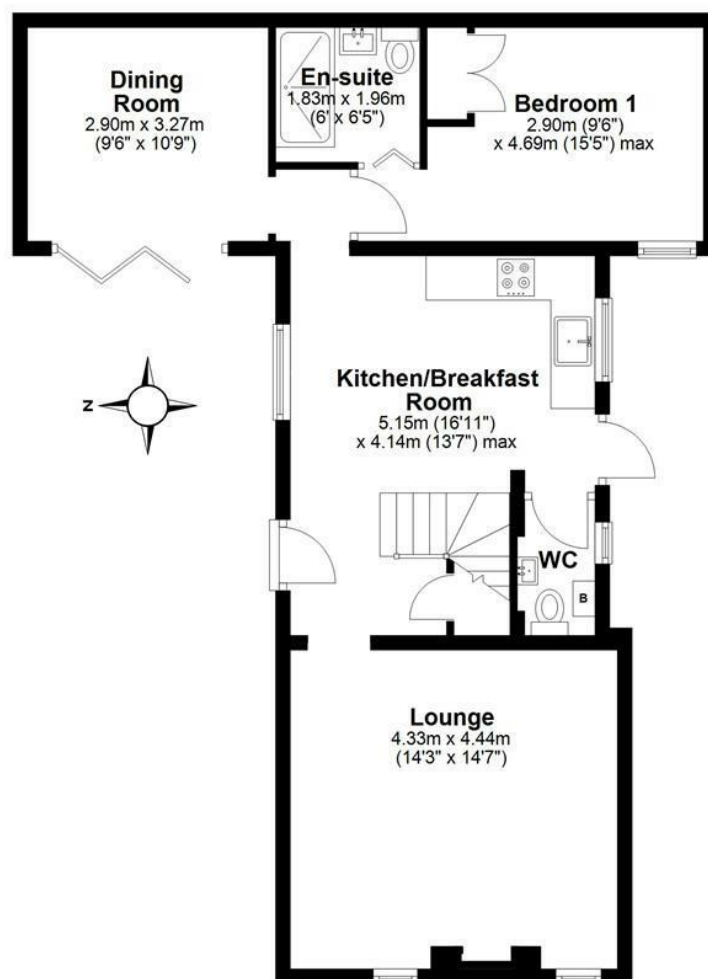




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Ground Floor

Approx. 68.4 sq. metres (736.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 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		
	66	80

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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