



15 Normanton Drive, Oakham, Rutland, LE15 6FG
Guide Price £385,000



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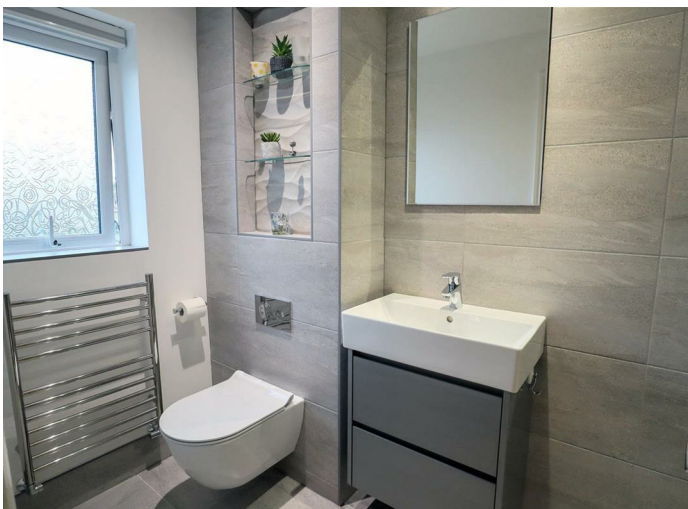
Tenure: Freehold

Council Tax Band: D (Rutland County Council)



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Beautifully presented, extended and much-improved detached house with single garage, off-road parking and attractively landscaped gardens set in a desirable, established residential area of Oakham.



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The property has undergone a comprehensive programme of improvements by the current owners and offers tastefully appointed accommodation featuring good quality fixtures and fittings throughout.

The energy-efficient interior benefits from gas-fired central heating and can be summarised as follows:

GROUND FLOOR: Entrance Hall, refitted Cloakroom/WC, Lounge with feature fireplace, Inner Hall, separate Dining Room, Garden Room, modern shaker-style Kitchen with Rangemaster cooker;

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

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, recently fitted storage cabinet by Rutland Bespoke Woodwork, parquet floor, recessed ceiling spotlights.

Cloakroom/WC

Featuring low-level WC, rectangular hand basin with mixer tap, ornate tiled splashback and vanity cupboard beneath (fitted in 2024) and parquet floor.

Lounge 5.18m incl bay x 3.58m max (16'11" incl bay x 11'8" max)

Elegant period-style fireplace with marble-effect inset and matching raised hearth housing Baxi coal-effect gas fire, radiator, coving to ceiling, large bay window to front, internal door to Inner Hall.

Inner Hall

Stairs with oak hand rail leading to first floor, built-in cloaks cupboard, door to Dining Room.

Dining Room 3.35m x 2.44m (11'0" x 8'0")

Radiator, opening through to Garden Room, opening through to Kitchen.

Garden Room 3.20m max x 2.31m (10'6" max x 7'7")

This light and airy room was built in 2018 to replace conservatory and features radiator, insulated roof with recessed ceiling spotlights, two Velux windows and windows with tinted triple glazing overlooking south-facing garden.

Kitchen 4.42m max x 2.16m (14'6" max x 7'1")

Refitted in modern shaker style with excellent range of good quality units incorporating composite quartz (technistone) worktops with matching upstand and grooved drainer, inset 1.5-bowl ceramic sink with mixer tap above, base cupboard and drawer units, integrated Beko dishwasher and eye-level wall cupboards (one of them housing Baxi gas combi boiler). Included in the sale is a five-ring gas-fired Rangemaster cooker with extractor above.

There is space for upright fridge-freezer and under-counter space and plumbing for washing machine.

Radiator, compressed limestone tiled floor, recessed ceiling spotlights, window to side, French doors opening to fully enclosed, south-facing rear garden.

FIRST FLOOR

Landing

Contemporary oak hand rail with glass balustrade, radiator, built-in over-stairs wardrobe, hatch with retractable ladder giving access to loft with lighting and floored storage area.

Master Bedroom 3.43m x 3.28m max (11'3" x 10'9" max)

Radiator, recessed ceiling spotlights, window to rear.

En-suite Shower Room 2.92m max x 1.35m (9'7" max x 4'5")

Stylishly refitted with contemporary white suite comprising concealed cistern WC, wall-hung vanity unit with rectangular hand basin and shower cubicle with twin shower heads. Fully tiled splashbacks, matching ceramic tiled floor, feature wall niche with fitted display shelving, chrome heated towel rail, recessed ceiling spotlights, window to rear.

Bedroom Two 3.84m x 2.49m max (12'7" x 8'2" max)

Radiator, window to front.

Bedroom Three 2.84m x 2.18m (9'4" x 7'2")

Radiator, window to front.

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Family Bathroom 2.18m x 2.26m (7'2" x 7'5")

White suite comprising low-level WC, pedestal hand basin and panelled bath with mixer shower and glass shower screen. Tiled splashbacks, ceramic tiled floor, chrome heated towel rail, large built-in linen cupboard with radiator and fitted shelving, window to side.

OUTSIDE

Tarmac driveway leads to the garage situated to the side of the property and provides an additional off-road parking space.

Single Garage 5.44m x 2.72m (17'10" x 8'11")

Electric up-and-over door, alarm and storage area above, double-glazed personnel door to rear garden.

Gardens

The property is set well back from the road with the side garden being accessed from the driveway via attractive wooden hand gate. A paved footpath with adjoining gravelled border with inset hedging leads to the front garden. The front garden is privately enclosed by timber fencing and established hedging and features Indian sandstone paved pathway leading to front door, adjoining gravelled terraces and formal box hedging.

The south-facing rear garden is fully enclosed by timber fencing and mature hedging. The garden has been arranged to include a large Indian sandstone paved patio area and shaped lawn with well-stocked borders.

HOME IMPROVEMENTS

We are advised by the current owners that the following works have been carried out at the property:

- Oak internal doors fitted throughout
- Triple glazing fitted throughout throughout with the rear south face bronze tinted to provide sun-glare and thermal protection
- Remote controlled electric blinds fitted in the majority of the rooms
- A wired professional grade alarm system installed
- Numerous areas around the property are covered by PIR LED floodlights
- Most rooms redecorated in 2024
- Glass balustrade and handrails installed on landing in 2023
- Garden Room extension built in 2018
- Exterior back door (in kitchen) replaced by French patio doors in 2018
- Re-carpeted throughout in 2018.
- Full fibre high-speed broadband (fibre to house ready for connection).

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.

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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 D
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 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.



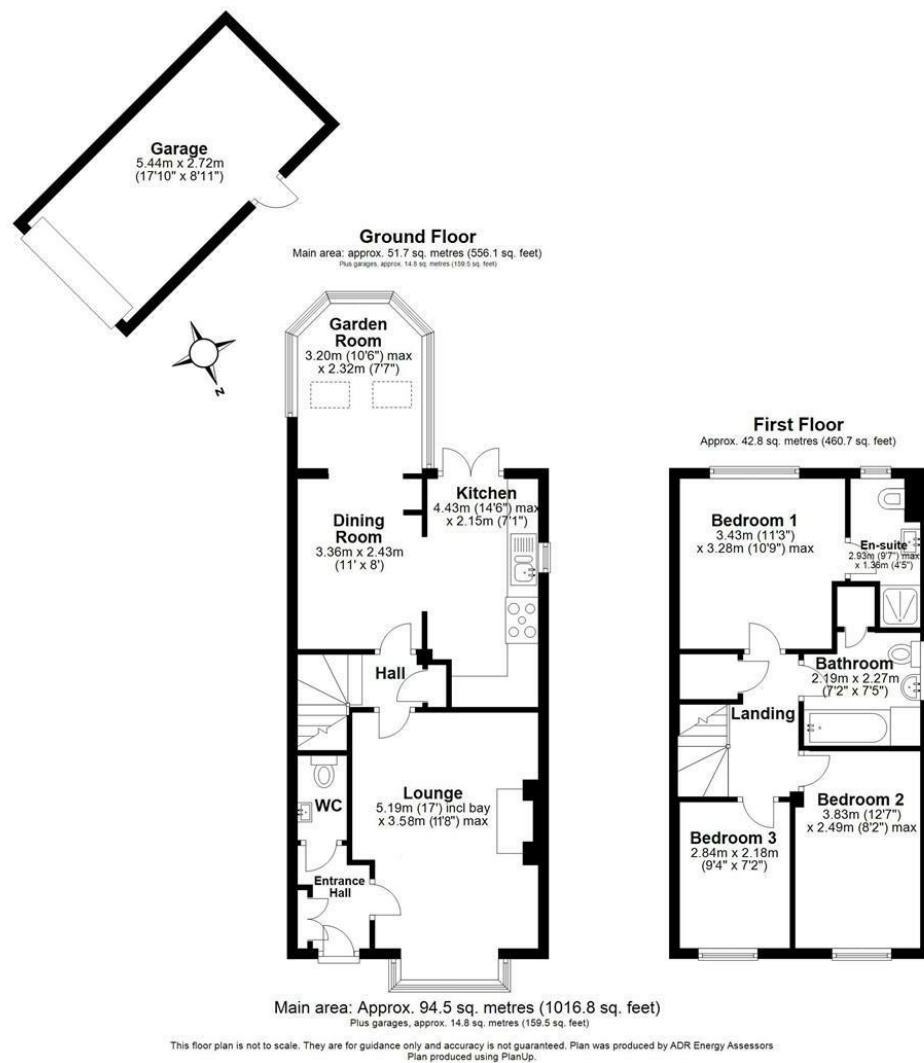












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	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 