



**15 Irwell Close, Oakham, Rutland, LE15 6SX**  
**£395,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



**15 Irwell Close, Oakham, Rutland, LE15 6SX**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



Chartered Surveyors & Estate Agents

## DESCRIPTION

Detached house with integral single garage, off-road parking and enclosed, south-east facing garden situated in a quiet residential cul-de-sac situated within easy distance of Oakham town centre's amenities and backing on to the nature reserve.

The property requires some general work and offers family accommodation which benefits from gas fired central heating system and full double glazing. The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Lounge, separate Dining Room, Breakfast Kitchen, Utility Room; FIRST FLOOR: 4 Bedrooms, two of them with en-suite Shower Rooms, Family Bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Hall 5.21m x 1.83m (17'1" x 6'0" )**

Part-glazed front entrance door with glazed side panel, radiator, wood flooring, stairs leading to first floor, understairs cupboard.

#### **WC**

White suite comprising low-level WC and pedestal hand basin, radiator, tiled flooring.

#### **Lounge 5.87m max x 3.56m (19'3" max x 11'8")**

Radiator, bay window to front, glazed double doors to Dining Room.

#### **Dining Room 3.18m x 3.02m (10'5" x 9'11")**

Radiator, wood flooring, French doors opening to rear garden, internal door to Breakfast Kitchen.

#### **Breakfast Kitchen 3.35m max x 4.88m (11'0" max x 16'0")**

Floor- and wall-mounted kitchen units with tiled splashbacks, inset 1.5-bowl single drainer sink with mixer tap, recess for American-style fridge-freezer, space for dishwasher, space for range-style cooker with stainless steel extractor above, two fitted breakfast bars, radiator, tiled flooring, spotlights, two windows and external door to rear garden.

#### **Utility Room 1.70m x 2.39m (5'7" x 7'10")**

Fitted base and wall-mounted units, space for washing machine, window to side, internal door to integral Garage.

### FIRST FLOOR

#### **Landing**

Radiator, loft access hatch.

#### **Bedroom One 4.34m x 3.58m (14'3" x 11'9")**

Fitted wardrobes, radiator, window to front.

#### **En-suite Shower Room 2.03m x 1.83m max (6'8" x 6'0" max)**

White suite of low-level WC and pedestal hand basin with tiled splashback, shower cubicle with Mira power shower and tiled surround, radiator, laminate flooring, window to front.

#### **Bedroom Two 3.66m x 3.33m max (12'0" x 10'11" max)**

Built-in double wardrobe, radiator, window to front.

#### **En-suite Shower Room 1.45m x 2.03m max (4'9" x 6'8" max)**

White suite of low-level WC and rectangular hand basin with mixer tap set in vanity unit with cupboards beneath, shower cubicle with Mira power shower and tiled surround, radiator, laminate flooring, window to side.

#### **Bedroom Three 3.89m + wardrobe x 2.54m (12'9" + wardrobe x 8'4")**

Built-in double wardrobe, radiator, window to rear.

#### **Bedroom Four 2.46m max x 3.07m (8'1" max x 10'1")**

Radiator, window to rear.

#### **Bathroom 2.31m x 2.29m (7'7" x 7'6")**

Fitted with concealed cistern WC, pedestal hand basin and panelled corner bath with tiled splashback. Tile-effect laminate flooring, chrome heated towel rail, spotlights, window to rear.

### OUTSIDE

#### **Integral Single Garage 4.80m x 2.39m (15'9" x 7'10")**

Up-and-over door.

#### **Front Garden**

The property is accessed via a tarmac driveway

**15 Irwell Close, Oakham, Rutland, LE15 6SX**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



Chartered Surveyors & Estate Agents

leading to the Garage and providing additional off-road parking for several cars.

Flanking the driveway are areas of lawn with inset tree and bushes.

A side hand gate links front and rear of the property.

### **Rear Garden**

The fully enclosed rear garden is privately screened by mature trees and has been arranged to include a timber-decked seating area with attractive pergola above immediately to the rear of the house, an area of lawn, a raised bed and hard standing for a summer house at the top corner of the garden.

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

**15 Irwell Close, Oakham, Rutland, LE15 6SX**  
**Tenure: Freehold**  
**Council Tax Band: E (Rutland County Council)**



Chartered Surveyors & Estate Agents

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

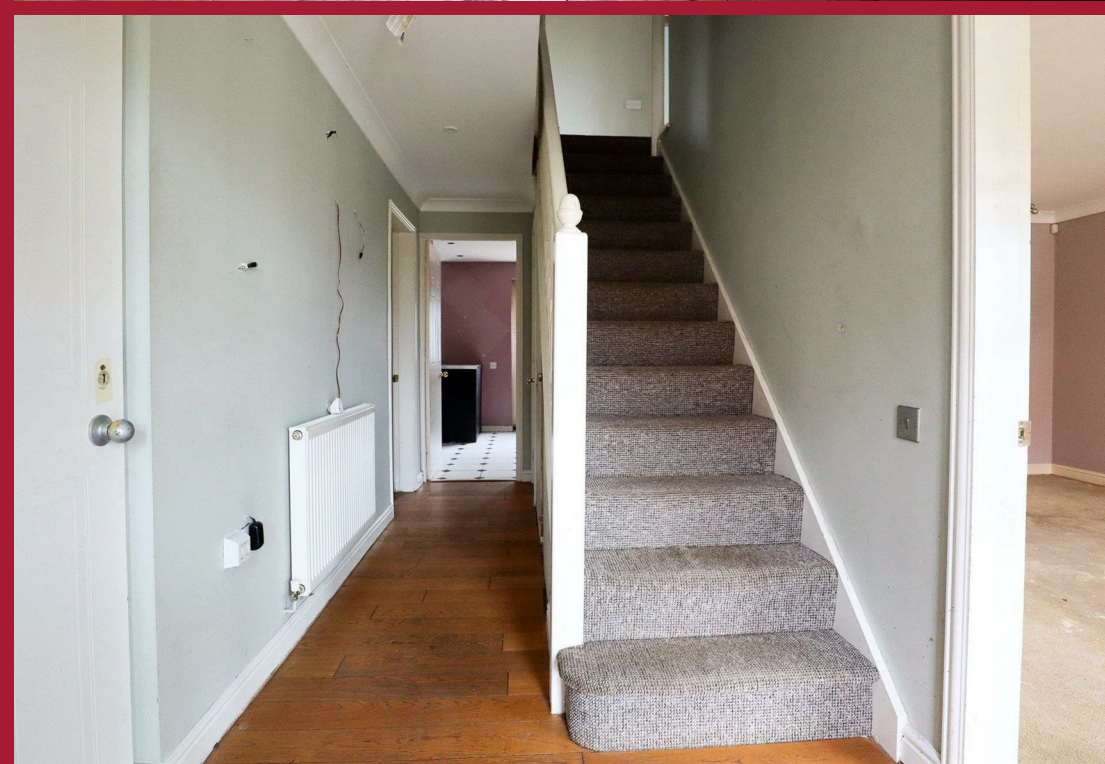
given in good faith.

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.





















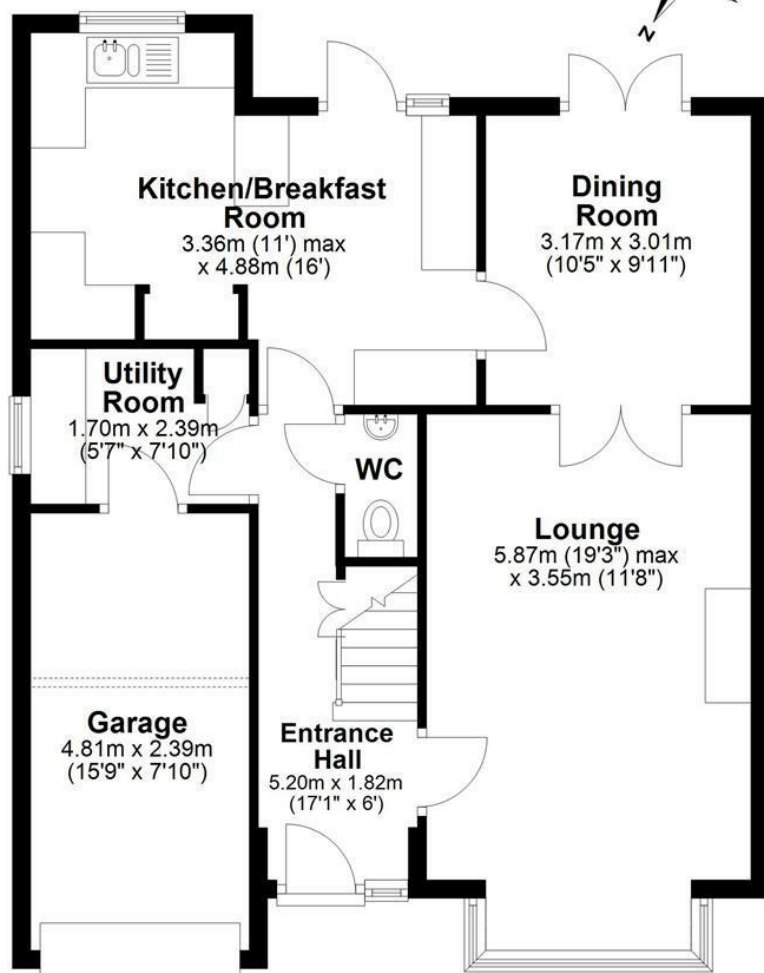




Chartered Surveyors & Estate Agents

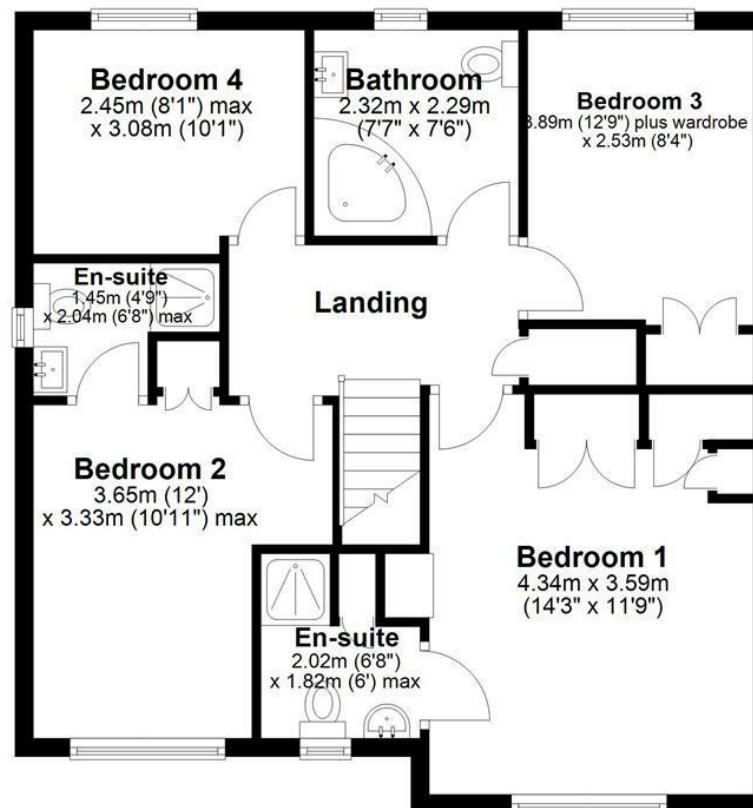
## Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



## First Floor

Approx. 64.1 sq. metres (690.5 sq. feet)



Total area: approx. 136.2 sq. metres (1466.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	78

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC