



45 Welland Way, Oakham, Rutland, LE15 6SL
Asking Price £359,950



Chartered Surveyors & Estate Agents

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45 Welland Way, Oakham, Rutland, LE15 6SL
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Tastefully presented detached bungalow with ample off-road parking to front and enclosed, south facing garden to rear situated in an established residential area on the edge of Oakham, within walking distance of the town centre and its amenities.

The property has undergone a comprehensive programme of refurbishment in the past 4 years to offer today much improved contemporary and highly energy efficient accommodation which benefits from new central heating with smart control system, solar panels, full double glazing, new plumbing, alarm system, Ring camera and front door bell system, Positive Input Ventilation unit and a number of good quality fixtures and fittings including new Karndean flooring throughout and stylish Kitchen by Nathaniel Oliver.

The interior briefly comprises Entrance Hall, Sitting/Dining Room, Kitchen with high gloss units and good quality integrated appliances, Rear Hallway, two Bedrooms, Bathroom and former garage which has been converted to create a useful Utility Room and excellent Home Office/Study.

ACCOMMODATION

GROUND FLOOR

The property is accessed from the side elevation via double glazed entrance door with glass panelling and opaque window to side leading to:

Entrance Hall 2.39m x 1.90m (7'10" x 6'2")

Built-in cloaks cupboard, lime oak effect flooring, window to front elevation, internal door to Sitting/Dining Room.

Sitting/Dining Room 7.0m x 4.25m (22'11" x 13'11")

Elegant fireplace surround with raised hearth, two designer style upright radiators, lime oak effect flooring, recessed ceiling spotlights, dual aspect windows to front and side elevations, internal doors to Kitchen and Inner Hall.

Kitchen 3.68m x 2.74m (12'1" x 9'0")

Stylishly equipped in contemporary style by the local kitchen specialist Nathaniel Oliver and featuring quartz work surfaces with grooved drainer and upstand, inset 1.5 bowl stainless steel sink with mixer tap, high gloss base cupboard and drawer units and matching wall cupboards.

Integrated appliances comprise Neff dishwasher, eye level Neff electric oven and microwave oven, Neff induction hob with extractor above and Samsung fridge-freezer.

Designer style upright radiator, built-in pantry with fitted shelving, lime oak effect flooring, recessed ceiling spotlights, window and external half glazed door to side elevation.

Rear Hallway 0.89m x 5.23m (2'11" x 17'2")

Lime oak effect flooring, loft access hatch, internal

doors to the two Bedrooms and Bathroom, part glazed external door rear garden.

Bedroom One 3.30m x 2.54m (10'10" x 8'4")

Full range of fitted wardrobes with sliding doors to one wall, designer style upright radiator, window to rear elevation overlooking south facing garden.

Bedroom Two 3.63m x 2.73m (11'10" x 8'11")

Designer style upright radiator, lime oak effect flooring, window overlooking private rear garden.

Bathroom 2.67m x 1.68m (8'9" x 5'6")

Contemporary white Roca suite comprising low level WC and wall mounted hand basin with mixer tap, panelled bath with metro tiles to surround, separate corner shower cubicle with overhead shower and mermaid boarding to surround, upright radiator, recessed ceiling spotlights, window to side elevation.

Study 3.71m x 2.03m (12'2" x 6'7")

Designer style upright radiator, recessed ceiling spotlights, window and external door to rear garden.

Utility 3.45m x 2.01m (11'4" x 6'7")

Range of contemporary fitted units incorporating formica worktop with inset single drainer stainless steel sink and mixer tap above, cupboards and drawers beneath and matching wall cupboards.

Metro tiles to splashback, plumbing and space for washing machine, space for tumble dryer, window and part glazed door to rear garden.

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OUTSIDE

Parking

The front garden is newly groove-paved to provide ample off-road parking for several vehicles and also features a raised flowerbed, borders and decorative picket fencing boundary.

There is an electric charge point to the front of the house.

A side hand gate leads into side and rear garden.

Garden

The fully enclosed rear garden enjoys a southerly aspect and has been attractively landscaped to include a good size paved patio area with pergola* above providing covered seating immediately to the rear of the bungalow, lawn with borders and a further private, concreted seating area at the top of the garden which is accessed via a trellised climber arch and adjoins an area of hard standing for a potting shed/summerhouse.

* Pergola not included in the sale but available by separate negotiation.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating (Bosch boiler with 6 years of warranty left, Tado smart control system)

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
Indoor: EE - voice and data likely; O2 - voice likely, data limited; 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.

SOLAR PANELS

Included in the sale are 18 solar panels.

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 C
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.

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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.





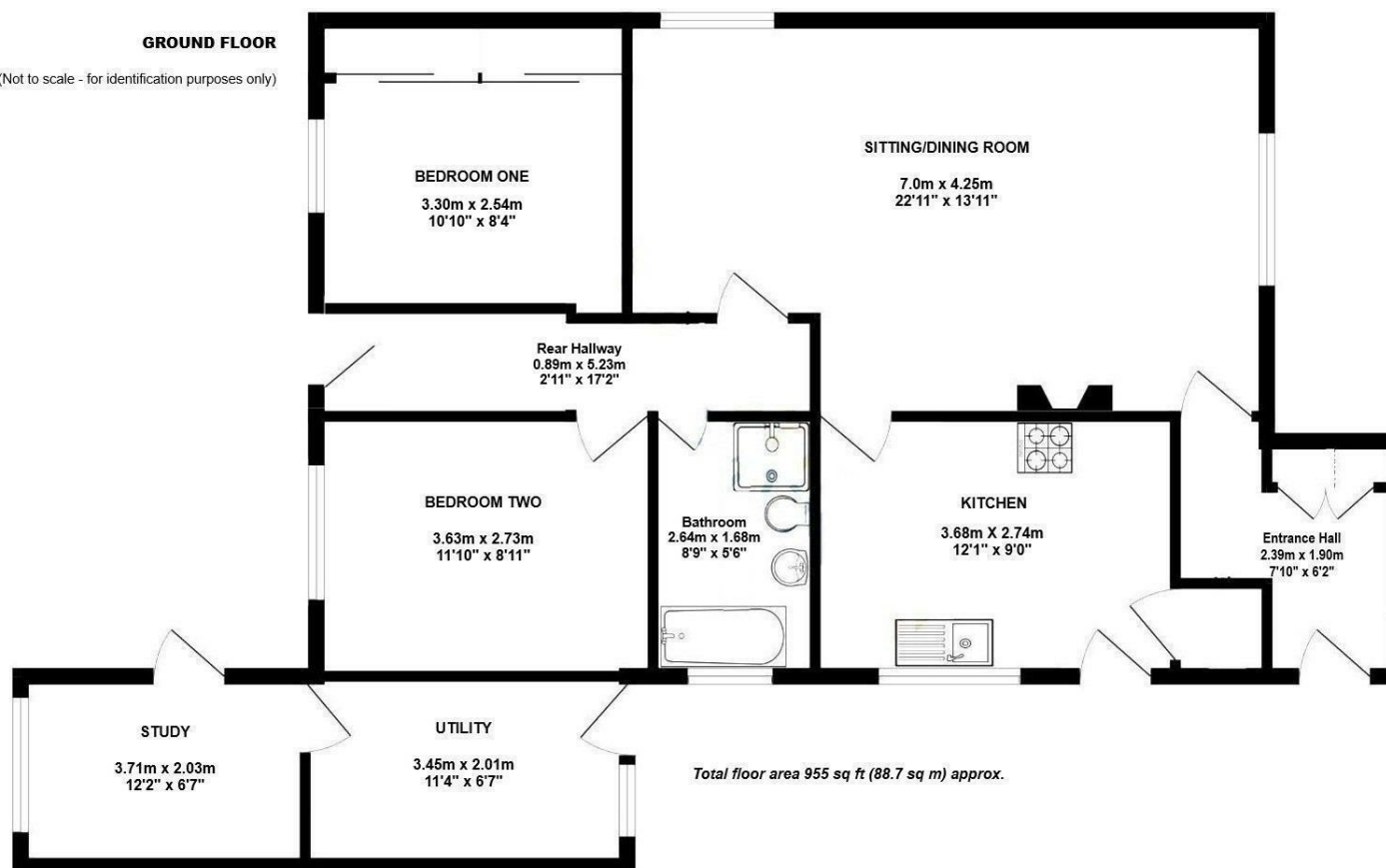




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GROUND FLOOR

(Not to scale - for identification purposes only)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	98
(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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