



39 Kilburn End, Oakham, Rutland, LE15 6LW
Asking Price £259,950



Chartered Surveyors & Estate Agents

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39 Kilburn End, Oakham, Rutland, LE15 6LW
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTIOIN

Modern end-terrace townhouse with integral single Garage, additional off-road parking space and enclosed rear garden set in a popular residential area of Oakham.

The property offers flexible accommodation which is presented in excellent order throughout, having been redecorated and new carpets throughout and benefits from gas central heating system and full double glazing.

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

GROUND FLOOR: Entrance Hall, Shower Room, Bedroom Three/Study, Utility Room; FIRST FLOOR: Living/Dining Room, Kitchen; SECOND FLOOR: Master Bedroom with en-suite Shower Room, further double Bedroom, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.88m max x 6.05m max (6'2" max x 19'10" max)

Attractive half glazed entrance door, radiator, oak effect laminate flooring, recessed ceiling spotlights, stairs leading to first floor with storage cupboard beneath, window to side elevation.

Shower Room 0.84m x 2.87m into shower (2'9" x 9'5" into shower)

White suite comprising low level WC and pedestal hand basin with tiled splashback, shower cubicle with tiled surround and concertina door, tiled floor, recessed ceiling spotlights, extractor fan, window to side elevation.

Bedroom Three/Study 2.39m x 2.74m (7'10" x 9'0")

Radiator, window overlooking rear garden.

Utility Room 1.98m x 1.70m (6'6" x 5'7")

Fitted worktop with inset single drainer stainless steel sink unit, cupboard and space and plumbing for washing machine beneath, radiator, tiled floor, wall mounted Worcester gas fired central heating boiler, external half glazed door leading to rear garden.

FIRST FLOOR

Landing 1.91m max x 3.91m max (6'3" max x 12'10" max)

Galleries stairs to second floor, radiator, window to front elevation.

Living/Dining Room 4.45m x 5.13m max (14'7" x 16'10" max)

Feature modern fireplace with illuminated electric coal effect fire set in timber surround, two radiators, oak effect laminate flooring, recessed ceiling spotlights, dual aspect windows to rear and side.

Kitchen 2.46m x 2.59m (8'1" x 8'6")

Range of modern fitted units featuring grey granite effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink unit with mixer tap, base cupboard and drawer units incorporating a kick-space heater and matching eye level wall cupboards.

Built-in appliances comprise Whirlpool stainless steel electric oven and Whirlpool four ring gas hob with cooker hood above. There is space and plumbing for dishwasher and space for upright fridge-freezer.

Tiled floor, recessed ceiling spotlights, window to front elevation.

SECOND FLOOR

Landing 2.69m x 0.97m (8'10" x 3'2")

Window to side elevation.

Bedroom One 2.69m x 4.29m max (8'10" x 14'1" max)

Radiator, window to rear elevation.

En-suite Shower Room 1.47m x 1.68m (4'10" x 5'6")

White suite comprising low level WC and vanity hand basin with cupboards beneath, corner shower cubicle with tiled surround. Radiator, half tiled walls, tiled floor, recessed ceiling spotlights, extractor fan, window to rear elevation.

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Bedroom Two 3.40m max x 3.51m max + recess (11'2" max x 11'6" max + recess)

Fitted over-stairs storage cupboard, built-in airing cupboard housing hot water cylinder, radiator, two windows to front elevation.

Bathroom 1.70m x 2.06m (5'7" x 6'9")

White suite comprising low level WC, vanity hand basin with cupboards beneath and panelled bath with hand-held shower attachment. Radiator, half tiled walls, tiled floor, recessed ceiling spotlights, extractor fan, window to side elevation.

OUTSIDE

Integral Single Garage

Light and power, up and over door.

Front Garden

The front garden includes an area of lawn and adjoining tarmac driveway leading to the garage and providing an additional off-road parking space.

Rear Garden

The rear garden is privately enclosed by close boarded fencing and mature hedging (at the top) and has been laid out to include a paved patio area and lawn.

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:
Indoors: EE, Three - voice and data likely; O2 - voice likely, data limited; Vodafone - voice and data limited;
Outdoors: 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 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.

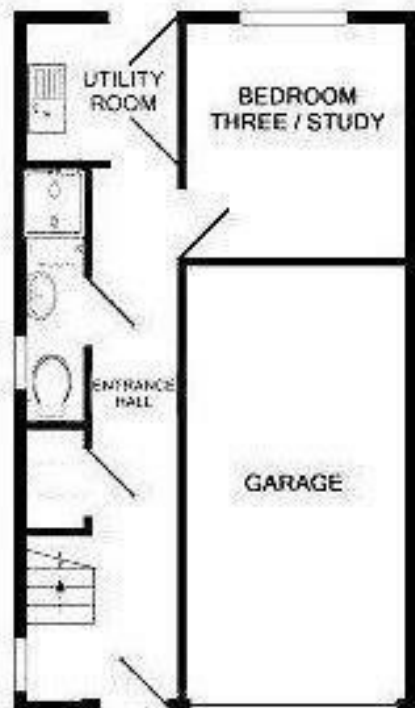








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GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ FT
(34.3 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ FT
(34.2 SQ M)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ FT
(34.2 SQ M)

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ M.)

Not to scale - for identification only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	86
(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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