



129 Braunston Road, Oakham, Rutland, LE15 6LF
Guide Price £340,000



Chartered Surveyors & Estate Agents

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

129 Braunston Road, Oakham, Rutland, LE15 6LF

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

DESCRIPTION

An opportunity has arisen to purchase a tastefully presented two-bedroom detached bungalow with a single garage, off-road parking for several vehicles and beautifully maintained gardens situated in an established residential area on the edge of Oakham.

Benefiting from gas-fired central heating system and full double glazing, the property offers well-proportioned accommodation presented in an excellent decorative order throughout and briefly comprising Entrance Porch, Entrance Hall, Lounge with feature fireplace, shaker-style Kitchen/Diner, Inner Hallway, Conservatory, two Bedrooms and Bathroom with modern suite.

The property is available with NO CHAIN and early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

UPVC double-glazed main entrance door, full-height glazed panel to front, tiled floor, external door to rear garden, internal door with side panel leading to Entrance Hall.

Entrance Hall 1.65m x 3.53m (5'5" x 11'7")

Radiator, doors to Lounge and Bedroom One, access to Inner Hallway.

Lounge 5.82m x 3.33m (19'1" x 10'11")

Elegant fireplace with matching raised hearth housing electric fire, radiator, picture window to front, high-level window to side.

Bedroom One 3.53m x 3.33m (11'7" x 10'11")

Radiator, window overlooking rear garden.

Inner Hallway

Doors to Kitchen/Diner, Bedroom Two, Bathroom and Conservatory.

Kitchen/Diner 4.45m max x 3.20m (14'7" max x 10'6")

Attractively fitted in shaker style and featuring wooden work surfaces with cream metro tiles to splashbacks, inset Belfast-style sink with mixer tap above, cream-fronted base cupboard and drawer units, matching wall cupboards and glass-fronted display cabinets.

Integrated appliances comprise eye-level Neff electric oven, induction hob with extractor fan above and Bosch dishwasher. There is undercounter space and plumbing for washing machine and recess for fridge-freezer.

Built-in pantry, radiator, tiled floor, recessed ceiling spotlights, window to front, double-glazed external door to side.

Bedroom Two 3.53m + wardrobes x 2.26m (11'7" + wardrobes x 7'5")

Two built-in single wardrobes, radiator, window into Conservatory.

Bathroom 2.39m x 2.03m max (7'10" x 6'8" max)

White suite comprising low-level WC, wall-mounted hand basin with mixer tap and panelled bath with shower above. Fully tiled walls, tiled floor, built-in airing cupboard, chrome heated towel rail, recessed ceiling spotlights, window to side.

Conservatory 4.67m x 3.40m (15'4" x 11'2")

UPVC construction with picture windows overlooking private rear garden and French doors opening to paved patio area.

OUTSIDE

Attached Single Garage 5.49m x 2.51m (18'0" x 8'3")

Light and power, up-and-over door to front, window and personnel door to rear garden.

Front Garden

The property is accessed via a brick-paved driveway which leads to the garage and main entrance door and provides off-road parking for several vehicles.

Adjoining the driveway is an area of front garden bounded and privately screened by mature conifers, shrubs and trees and featuring a gravelled terrace with inset bush and well-stocked border.

Rear Garden

The fully enclosed rear garden has been attractively landscaped to include a paved patio area (accessed off Conservatory), shaped lawn with stepping stones and deep borders stocked with a wide variety of specimen shrubs, bushes and plants.

129 Braunston Road, Oakham, Rutland, LE15 6LF

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

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 likely, data limited; 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 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.

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

129 Braunston Road, Oakham, Rutland, LE15 6LF

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



Chartered Surveyors & Estate Agents

by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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



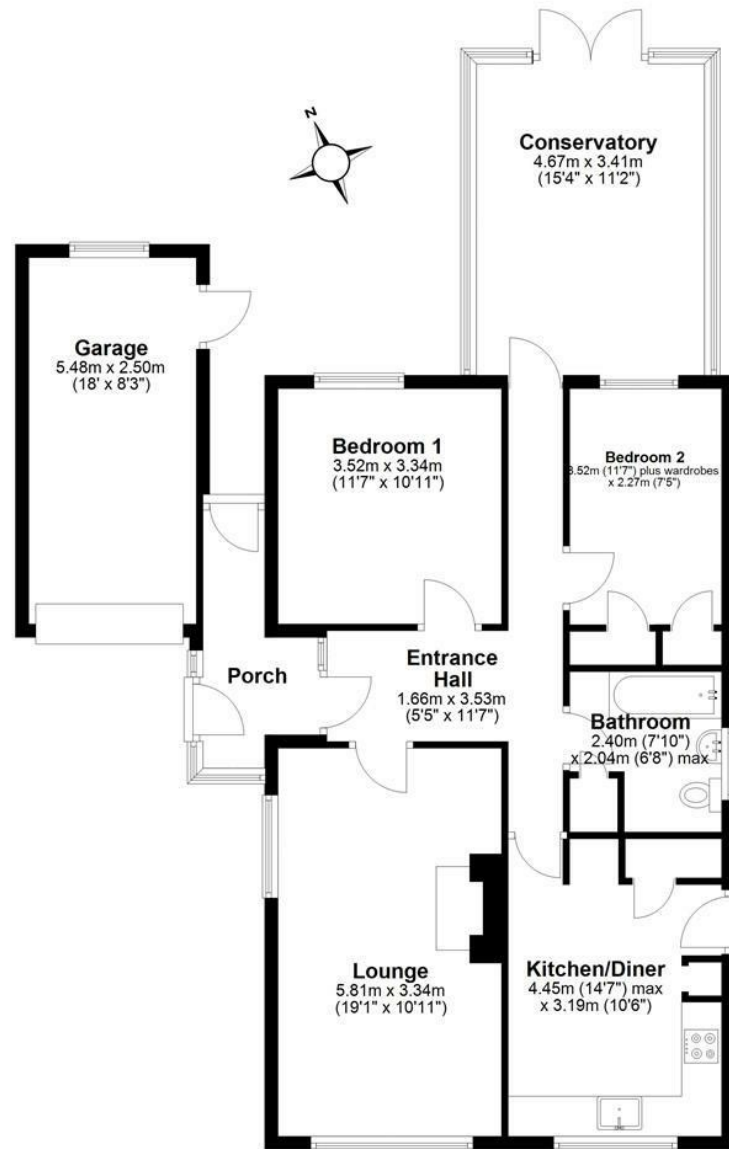






Ground Floor

Approx. 108.9 sq. metres (1171.8 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 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.



Chartered Surveyors & Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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