



**Redpoll House, 25 Peterborough Avenue, Oakham, Rutland, LE15 6EB**  
**Asking Price £629,000**



Chartered Surveyors & Estate Agents

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**Redpoll House, 25 Peterborough Avenue, Oakham, Rutland, LE15 6EB**

**Tenure: Freehold**

**Council Tax Band: G (Rutland County Council)**



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## **DESCRIPTION**

Substantial detached house with 2 Reception Rooms, 4 Double Bedrooms. 2 Shower Rooms, Double Garage and beautifully landscaped, established Gardens situated within one of Oakham's most prestigious residential areas, a stone's throw from the town centre and its amenities.

Redpoll House is built of brick and offers spacious, well maintained and tastefully presented family accommodation which features good quality fixtures throughout. With the benefit from gas central heating and double glazing, the interior can be summarised as follows:

GROUND FLOOR: Entrance Porch, Reception Hall, refitted Cloakroom/WC, Sitting Room, Dining Room, open-plan Kitchen/Diner, Inner Hall, Utility Room;  
FIRST FLOOR: Master Bedroom with Dressing Area and en-suite Shower Room, three further Double Bedrooms, remodelled Shower Room.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Porch 2.18m x 1.24m (7'2" x 4'1")**

UPVC front entrance door with glass side panels, tiled floor, internal timber framed, part glazed leaded internal door leading to Reception Hall.

#### **Reception Hall 3.89m x 3.66m (12'9" x 12'0")**

Radiator, parquet timber floor (under carpet), ceiling rose, stairs leading to first floor.

#### **Cloakroom/WC**

Refitted with contemporary white suite comprising electric Geberit WC with concealed cistern and pedestal hand basin with fully tiled splashback. Radiator, leaded window to front elevation.

#### **Sitting Room 8.18m x 3.99m (26'10" x 13'1")**

Elegant fireplace with matching raised hearth housing gas coal effect fire, two radiators, two ceiling roses, dual aspect with leaded bow window to front elevation and sliding UPVC patio doors to rear elevation.

#### **Dining Room 3.66m x 3.30m (12'0" x 10'10")**

Radiator, ceiling rose, glass panelled door to Reception Hall, window overlooking rear garden.

#### **Open-plan Kitchen/Diner 6.20m max x 4.65m (20'4" max x 15'3")**

comprising:

##### **Kitchen**

Extensive range of good quality modern fitted units incorporating granite work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, ample oak fronted base cupboard and drawer units and matching eye level wall cupboards. Included in the sale are Rangemaster electric range cooker with extractor hood above and fitted dishwasher.

Tiled floor, window with views over rear garden, archway to Dining Area.

##### **Dining Area**

Two radiators, window overlooking rear garden.

#### **Inner Hall 1.35m x 0.76m (4'5" x 2'6")**

Cupboard providing space for fridge-freezer.

#### **Utility Room 1.91m x 1.83m (6'3" x 6'0")**

Fitted grey formica worktop with inset single drainer stainless steel sink and tiled splashback, two appliance spaces (for washing machine and tumble dryer) and oak fronted cupboard beneath, matching eye level wall cupboard.

Radiator, UPVC part glazed external door and window to side elevation.

## **FIRST FLOOR**

#### **Landing 3.58m max x 1.91m (11'9" max x 6'3")**

Built-in airing cupboard housing hot water cylinder, leaded window to front, staircase with turned spindles, loft access hatch.

#### **Master Bedroom 3.84m x 3.76m (12'7" x 12'4")**

Radiator, window overlooking rear garden, archway to Dressing Area.

#### **Dressing Area 2.34m x 1.93m (7'8" x 6'4")**

Fitted wardrobes, door to en-suite Shower Room.

#### **En-suite Shower Room 2.74m x 1.78m (9'0" x 5'10")**

White suite comprising corner shower cubicle, bidet, low level WC and hand basin set within vanity unit with cupboards beneath. Tiled walls, upright radiator, recessed ceiling spotlights, leaded window to front elevation.

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**Bedroom Two 4.01m max x 3.78m max (13'2" max x 12'5" max)**

Fitted wardrobe, radiator, window to front elevation.

**Bedroom Three 3.78m x 3.05m (12'5" x 10'0")**

Radiator, window to rear elevation.

**Bedroom Four 3.48m x 2.74m (11'5" x 9'0")**

Fitted wardrobe, radiator, window overlooking rear garden.

**Shower Room 3.15m x 2.44m (10'4" x 8'0")**

Remodelled with contemporary white suite comprising WC, wall mounted hand basin with mixer tap and walk-in double shower with shower seat and wall mounted shower. Tiled walls, built-in airing cupboard, radiator, oak effect laminate floor, recessed ceiling spotlights, leaded window to front elevation.

**OUTSIDE**

**Attached Double Garage 5.77m x 5.23m (18'11" x 17'2")**

Two electric up and over garage doors, electric points and lighting, side personnel door. Worcester gas fired boiler.

**Gardens**

The property is accessed via a double width driveway which leads to the garage and provides off-road parking for several vehicles. Adjoining the driveway is an area of front garden with a shaped lawn and well stocked shrub borders.

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

The established, generously proportioned gardens lying to the side and rear of the house are one of the features of the property. The gardens have been attractively landscaped to include a paved patio area adjoining the rear elevation, shaped lawns with pathways and deep, colourful borders containing an array of shrubs, bushes, flowers and specimen plants.

There is a paved area of hard standing with a greenhouse and shed to the side of the house.

At the bottom of the garden is a shed with electricity connected.

**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:  
EE - good (indoor and outdoor);  
O2 - good (outdoor only);  
Three - good (outdoor only);  
Vodafone - good (outdoor only).  
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.

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### **COUNCIL TAX**

Band G

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.

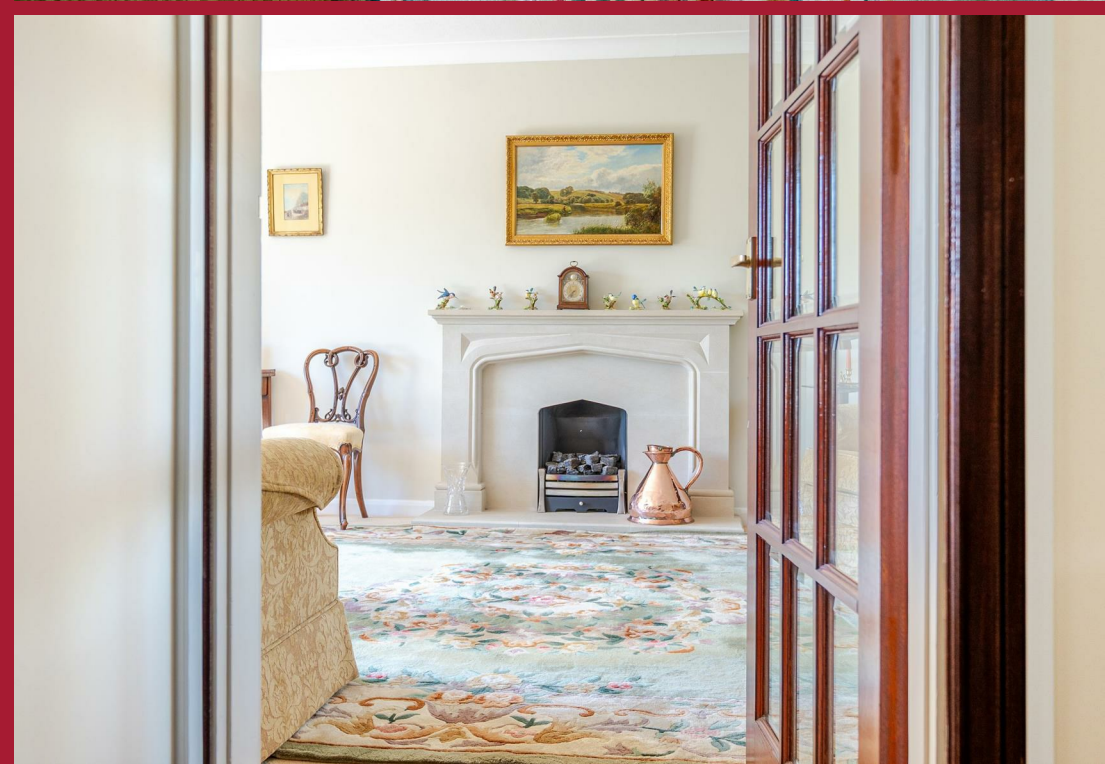
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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.













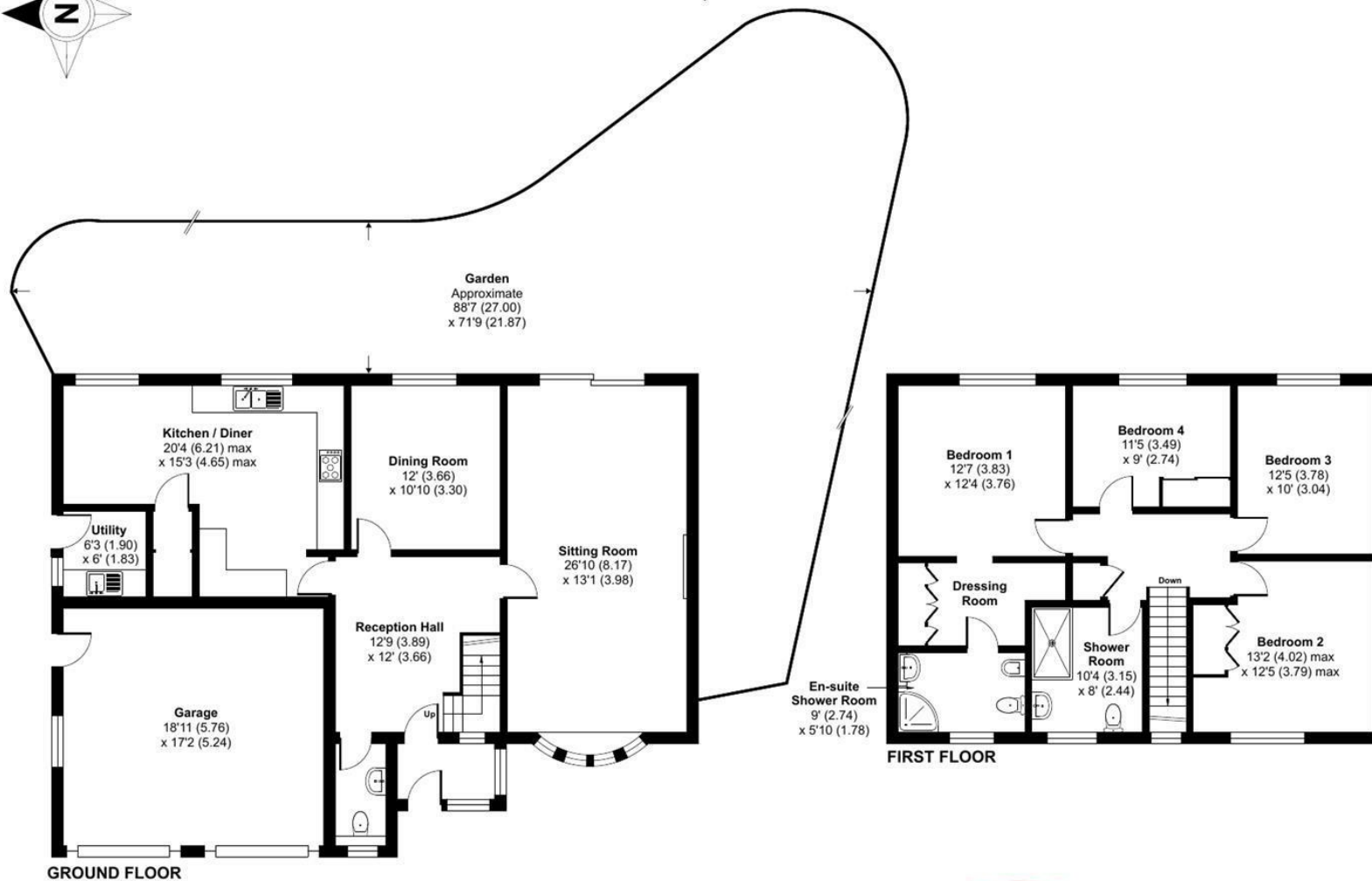
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Approximate Area = 1890 sq ft / 175.5 sq m

Garage = 325 sq ft / 30.1 sq m

Total = 2215 sq ft / 205.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1313886



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74

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

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