



6 Harrington Way, Oakham, Rutland, LE15 6SE
Asking Price £309,000



Chartered Surveyors & Estate Agents

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

6 Harrington Way, Oakham, Rutland, LE15 6SE



Chartered Surveyors & Estate Agents

DESCRIPTION

Detached house with oversized single garage, driveway and attractive front and rear gardens situated in a popular residential area on the edge of Oakham.

The property offers well maintained, flexible accommodation which would benefit from routine modernisation and updating. With gas central heating and full double glazing, the interior briefly comprises:

GROUND FLOOR: Entrance Hall, Wet Room, Sitting Room, Dining Room, Conservatory, Kitchen; FIRST FLOOR: three Double Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 6.20m x 1.93m (20'4" x 6'4")

Double glazed front entrance door, quarry tiled flooring to entrance area, timber effect laminate flooring to rest of the hallway, radiator, stairs leading to first floor, window to side elevation.

Wet Room 1.52m x 2.31m (5'0" x 7'7")

White suite comprising low level WC, pedestal hand basin and bidet, walk-in shower area with Mira electric shower above and glass screen, fully tiled walls, radiator, roof access hatch, recessed spotlighting, windows to front and side elevations.

Sitting Room 4.04m x 3.81m (13'3" x 12'6")

Feature fireplace with tiled inset and timber mantel

housing gas fire (with back boiler), radiator, timber effect laminate flooring, wall light point, Spa lights to ceiling, picture window to front elevation, double timber framed, glass panelled doors leading to Dining Room.

Dining Room 3.81m x 3.20m (12'6" x 10'6")

Radiator, timber effect laminate flooring, ample fitted pine shelving to two walls, French doors with matching glazed side panels giving access to Conservatory.

Conservatory 3.07m x 3.02m (10'1" x 9'11")

UPVC construction on low level brick walls with timber effect laminate flooring, windows overlooking rear garden and French doors leading to paved patio area.

Kitchen 2.77m x 2.46m (9'1" x 8'1")

Pine fronted floor and wall mounted units with grey granite effect worktops and tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink, inset 4 ring gas hob with extractor hood above, inset electric double oven, undercounter space and plumbing for washing machine.

Quarry tiled floor, understairs storage with shelving, spotlighting, window to rear elevation, external half glazed door to side elevation.

FIRST FLOOR

Landing 2.08m x 2.84m (6'10" x 9'4")

Galleried stairs, built-in airing cupboard housing hot water cylinder, timber effect laminate flooring, roof access hatch, window to side elevation.

Bedroom One 3.73m x 3.10m (12'3" x 10'2")

Radiator, timber effect laminate flooring, fitted shelving to two walls, window to rear elevation.

Bedroom Two 3.99m x 3.51m (13'1" x 11'6")

Radiator, timber effect laminate flooring, window to front elevation.

Bedroom Three 3.15m max x 2.44m (10'4" max x 8'0")

Radiator, timber effect laminate flooring, fitted shelving to one wall, window to front elevation.

Bathroom 1.70m x 2.67m (5'7" x 8'9")

White suite comprising corner bath with electric shower above, tiled surround and glass screen, low level WC, bidet and pedestal hand basin. Fully tiled walls, radiator, timber flooring, window to rear elevation.

OUTSIDE

Attached Garage 9.60m max x 2.44m (31'6" max x 8'0")

Manual up and over door to front, storage area to rear with personnel door to rear garden.

Front Garden

The property is accessed via driveway which gives access to the garage and provides additional off-road parking.

The open-plan front garden features lawn with flower border and brick paved pathway leading to front door.

6 Harrington Way, Oakham, Rutland, LE15 6SE



Chartered Surveyors & Estate Agents

Rear Garden

The fully enclosed rear garden has been laid out to include a paved patio immediately to the rear of the house, lawn and established, colourful borders stocked with a variety of bushes and plants.

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 by inspection, or otherwise as to the correctness of

6 Harrington Way, Oakham, Rutland, LE15 6SE



Chartered Surveyors & Estate Agents

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.

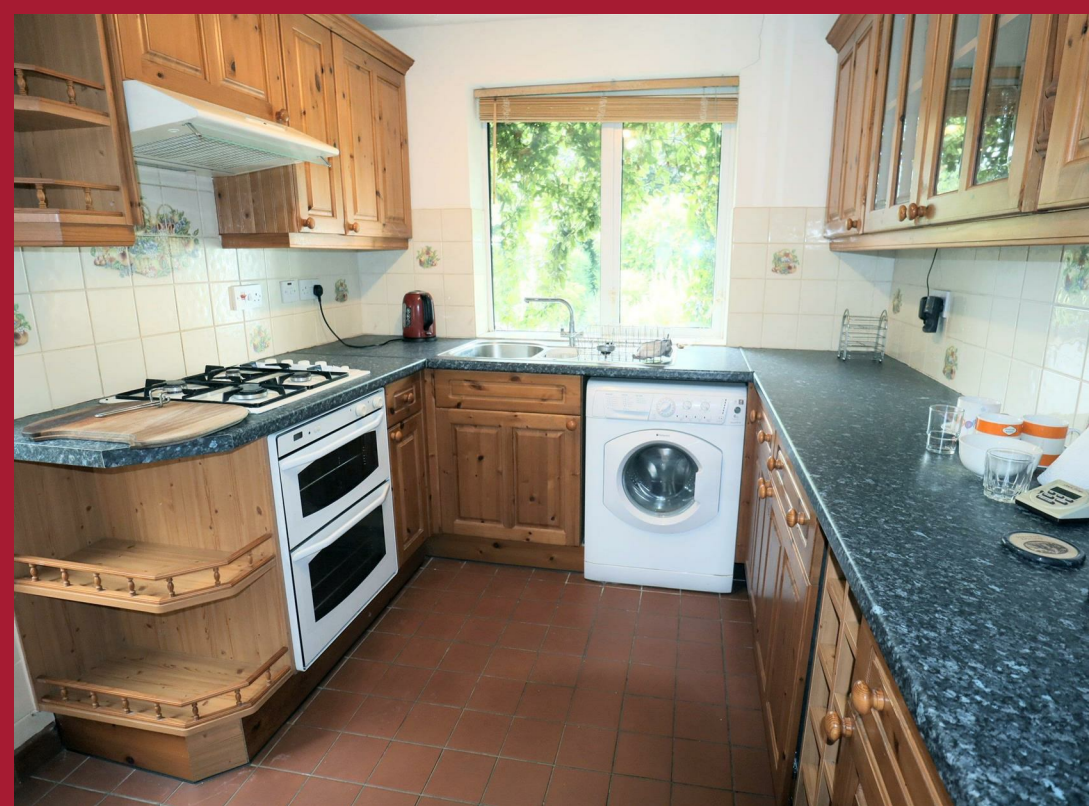
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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



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) A	60	71
(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 (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 