



14 St. Marys Road, Manton, Rutland, LE15 8SU
Guide Price £260,000



Chartered Surveyors & Estate Agents

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14 St. Marys Road, Manton, Rutland, LE15 8SU
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Period middle-terrace house with an outbuilding and generously-sized rear garden offering accommodation with character features in this desirable Rutland Water village.

Benefiting from gas-fired central heating system and full double glazing, the interior briefly comprises:

GROUND FLOOR: open-plan Sitting Room and Dining Area, modern shaker-style Kitchen; FIRST FLOOR: two Bedrooms, Dressing Room, Bathroom.

OUTSIDE there is mature rear garden with a brick Outbuilding housing Utility/WC and Office.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Open-plan Sitting Room & Dining Area comprising:

Sitting Room 3.68m x 3.96m (12'1" x 13'0")

Feature fireplace recess with brick surround, radiator, window and double-glazed external door to front.

Dining Area 2.95m x 3.07m (9'8" x 10'1")

Traditional built-in cupboard and arched recess with fitted display shelves, radiator, access to stairs to first floor, understairs storage cupboard with fitted shelving, door to Kitchen.

Kitchen 2.77m x 3.81m (9'1" x 12'6")

Fitted in modern shaker style and featuring wood-effect work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards, one of them housing gas central heating boiler, and glass-fronted display cabinet. Integrated appliances comprise Diplomat electric hob with extractor above, Bosch dishwasher, eye-level Bosch electric double oven, fridge and freezer.

Radiator, tiled floor, window and external door to rear garden.

FIRST FLOOR

Landing

Wood flooring, loft access hatch.

Bedroom One 3.71m x 3.96m (12'2" x 13'0")

Radiator, window to front.

Bedroom Two 3.68m x 1.70m (12'1" x 5'7")

Radiator, window overlooking rear garden.

Dressing Room 2.03m x 2.29m (6'8" x 7'6")

(accessed off Landing)

Built-in airing cupboard housing hot water cylinder, fitted wall shelving, wood flooring.

Bathroom 2.67m x 1.88m (8'9" x 6'2")

White Heritage suite comprising low-level WC, pedestal hand basin and panelled bath with tiled splashbacks and mixer shower attachment, separate

shower cubicle with tiled surround, radiator, wood flooring, window to rear.

OUTSIDE

Detached Outbuilding

Brick construction housing:

Utility/WC 2.49m x 1.91m (8'2" x 6'3")

Fitted white low-level WC and burler's-style sink, fitted work top with space and plumbing for washing machine beneath, fitted wall shelving, window and door to rear garden.

Office 2.62m x 1.85m (8'7" x 6'1")

Recessed ceiling spotlights, power points, dual-aspect windows and part-glazed door to rear garden.

Garden

The good-sized rear garden is fully enclosed and screened by established trees at the top. The garden includes a paved area immediately to the rear of the house, inset flower bed, area of lawn and borders.

Parking

On-street parking (permit not required).

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

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Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good in-home and outdoor
O2 - variable in-home, good outdoor
Three - good in-home and outdoor
Vodafone - variable in-home, good outdoor
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.

MANTON

Manton is a delightful village lying virtually equidistant between Oakham and Uppingham. It has a number of facilities including a public house, a church and a bus service to various points. Main facilities are available in both Oakham and Uppingham, and these include doctors surgery, dentist, optician, chemist, library etc. In addition there are a good range of shops including supermarkets all of which cater for most needs.

Within the area are a fine range of schools both in the public and private sector which offer many facilities for children of all ages. Sporting activities too are many and varied including clubs for most ball participating sports, ideal areas to ride the horse over bridleways etc., and wonderful leisure opportunities at the adjoining Rutland Water where one can sail, fish, cycle, or just enjoy a ramble around the shores of the lake watching the many and varied birds including the osprey.

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 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

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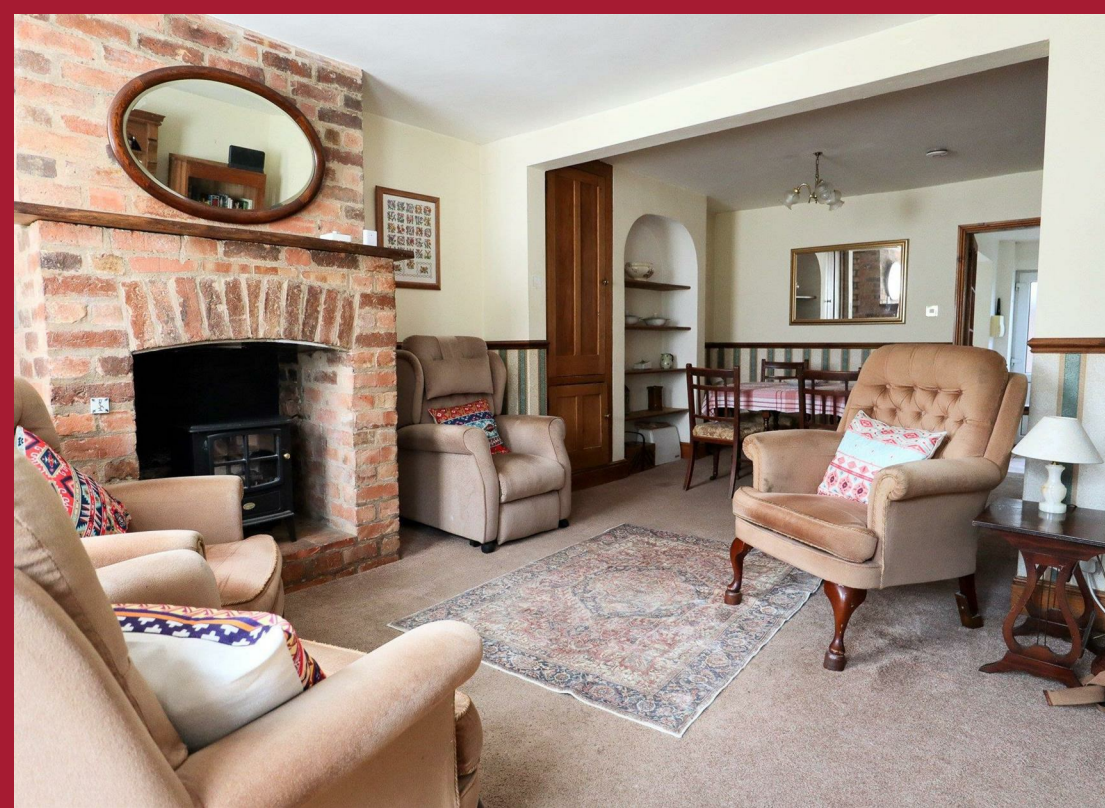
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given in good faith.

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.









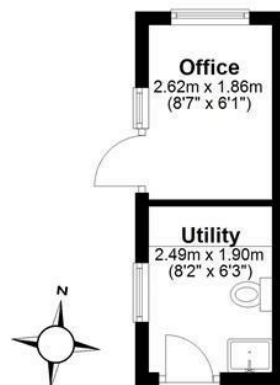




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Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 84.9 sq. metres (913.4 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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		

England & Wales EU Directive 2002/91/EC