



**6 Nene Crescent, Oakham, Rutland, LE15 6SG**  
**Guide Price £369,950**



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**6 Nene Crescent, Oakham, Rutland, LE15 6SG**  
**Tenure: Freehold**  
**Council Tax Band: D (Rutland County Council)**



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Detached house with single garage, off-road parking and beautifully maintained, landscaped, south-facing garden situated in an established residential area of Oakham.





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Benefiting from gas central heating and full double glazing, the property offers well-proportioned accommodation with 2 reception rooms and 4 bedrooms in need of general modernisation and updating.

The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Sitting Room, Dining Room, Conservatory, Breakfast Kitchen; FIRST FLOOR: four Bedrooms, Bathroom, separate WC.

The property is available for sale with NO CHAIN.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 4.95m x 1.91m (16'3" x 6'3" )

Double-glazed main entrance door with matching glazed side panel, radiator, stairs leading to first floor, understairs cupboard.

##### Cloakroom/WC 0.84m x 2.44m (2'9" x 8'0")

Fitted low-level WC, wall-mounted heater, window to side.

##### Sitting Room 4.06m x 3.99m (13'4" x 13'1")

Radiator, picture window overlooking front garden, opening to Dining Room.

##### Dining Room 3.66m x 3.99m (12'0" x 13'1")

Radiator, sliding patio doors leading to Conservatory.

##### Conservatory 3.00m x 3.73m (9'10" x 12'3")

Tiled floor, picture windows providing a lovely garden outlook, French doors leading to rear patio.

##### Breakfast Kitchen 2.92m max x 4.45m (9'7" max x 14'7")

Range of fitted floor and wall-mounted units, inset 1.5-bowl sink, freestanding cooker, freestanding Hotpoint washer-dryer, space for freestanding fridge-freezer.

Radiator, window and external part-glazed door to side.

#### FIRST FLOOR

##### Landing

Built-in airing cupboard housing hot water cylinder and slatted shelving.

##### Bedroom One 4.06m incl wardrobes x 4.01m + cupboard (13'4" incl wardrobes x 13'2" + cupboard)

Walk-in cupboard, three fitted double wardrobes, radiator, window to front.

##### Bedroom Two 3.53m max x 3.56m + cupboard (11'7" max x 11'8" + cupboard)

Walk-in cupboard, radiator, window to front.

##### Bedroom Three 4.22m x 2.59m (13'10" x 8'6")

Radiator, dual-aspect windows to side and rear.

##### Bedroom Four 3.66m incl wardrobes x 3.12m (12'0" incl wardrobes x 10'3")

Two fitted double wardrobes with sliding mirrored doors, radiator, window to rear.

##### Bathroom 1.68m x 1.91m (5'6" x 6'3")

Blue suite comprising pedestal hand basin and bath with shower attachment, tiled walls, chrome heated towel rail, window to rear.

##### WC

Fitted low-level WC, window to rear.

#### OUTSIDE

##### Integral Single Garage

##### Front Garage

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

Adjoining the driveway is an area of shaped lawn with inset specimen tree and well-stocked borders featuring bushes and flowering plants.

##### Rear Garden

The very well maintained rear garden is fully enclosed and privately screened by mature trees, shrubs and bushes. The garden enjoys a southerly aspect and has been landscaped to include a paved patio immediately to the rear of the house, lawn with inset tree, adjoining colourful borders and beds.

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### 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 - variable in-home, good 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.

### COUNCIL TAX

Band D  
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



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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









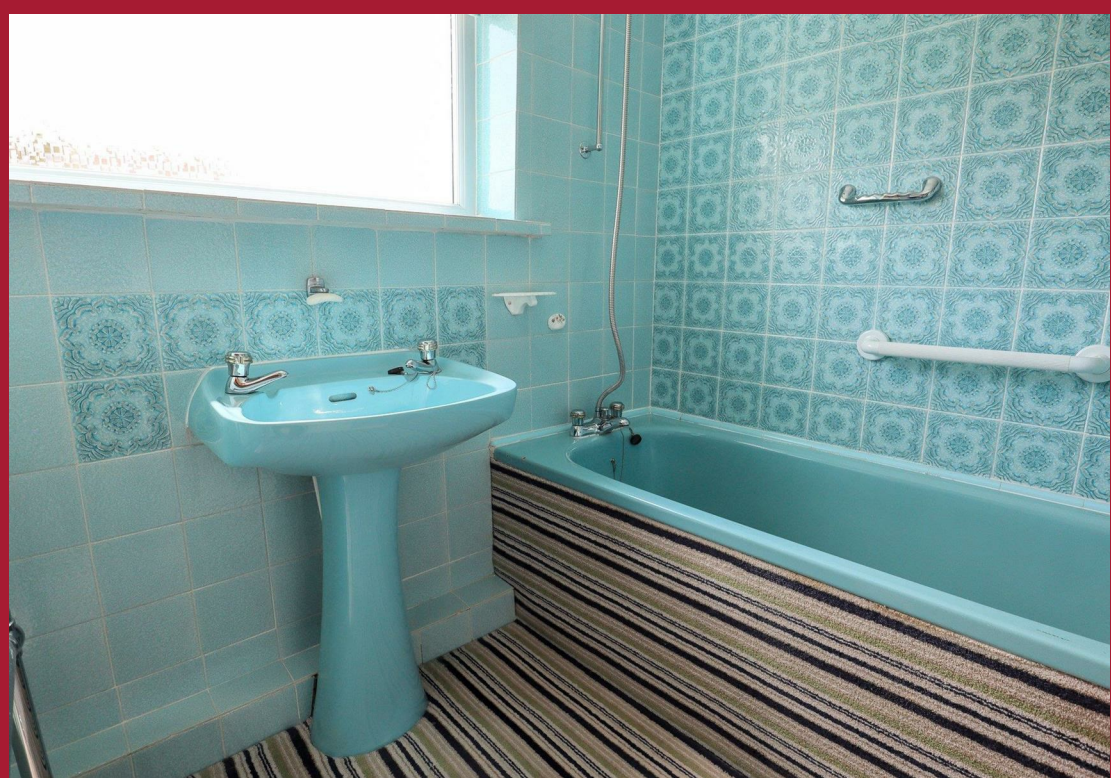








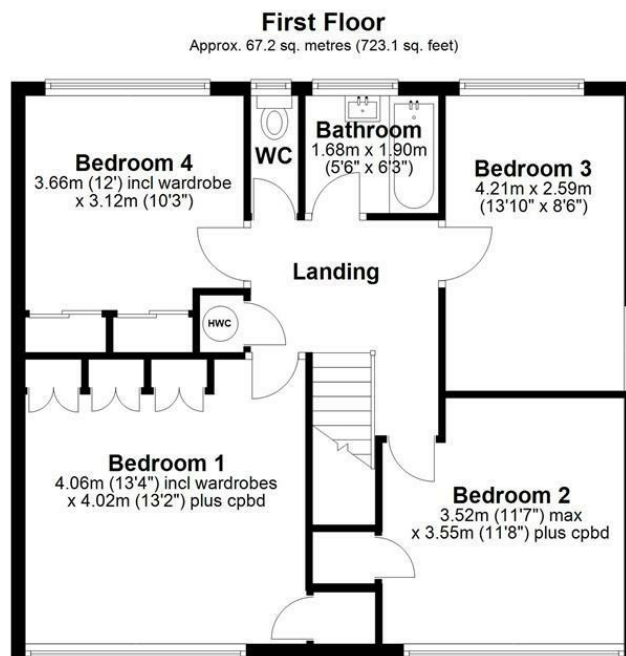
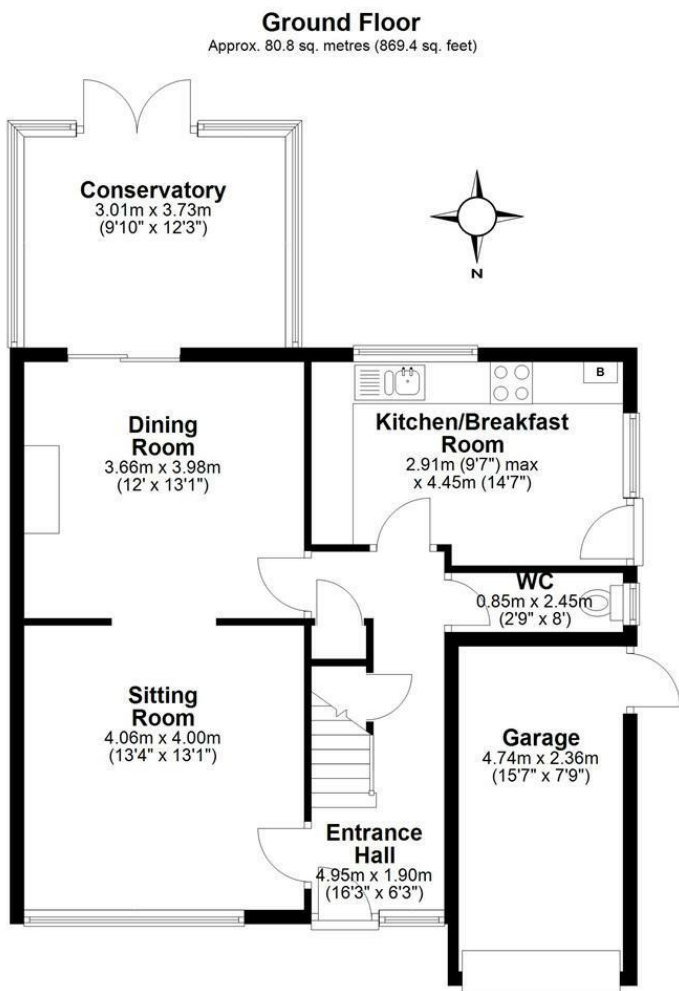












Total area: approx. 147.9 sq. metres (1592.5 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>69</b>	<b>76</b>
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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