



5 Shannon Way, Oakham, Rutland, LE15 6SY
Guide Price £249,950



Chartered Surveyors & Estate Agents

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5 Shannon Way, Oakham, Rutland, LE15 6SY
Tenure: Freehold
Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Well-maintained semi-detached house with single garage, off-road parking and enclosed rear garden set in a popular residential area on the edge of Oakham.

The property offers accommodation with gas central heating and full double glazing which would benefit from routine updating and briefly comprises:

GROUND FLOOR: Entrance Porch, Living Room, Kitchen/Diner, Utility Room;

FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.09m x 1.78m (3'7" x 5'10")

UPVC double-glazed entrance door with glazed side panels, radiator, internal door to Living Room.

Living Room 3.71m x 5.13m (12'2" x 16'10")

Coal-effect gas fire with brick surround, wooden mantel and raised hearth radiator, stairs leading to first floor, window to front, attractive glazed doors with transom giving access to Kitchen/Diner.

Kitchen/Diner 3.33m x 5.13m (10'11" x 16'10")

Range of fitted units incorporating granite-effect work

surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, eye-level wall cupboards, glass-fronted display cabinet, display shelving and matching tall store cupboard. Space for larger fridge, space for slot-in cooker.

Radiator, laminate flooring to kitchen area, carpet to dining area, two windows overlooking rear garden, internal door to Utility Room.

Utility Room 3.00m x 2.26m (9'10" x 7'5")

Fitted worktop with tiled splashbacks and cupboards beneath, undercounter spaces and plumbing for washing machine and dishwasher, space for tumble dryer, eye-level wall cupboards above. Radiator, internal door to Garage, window and double-glazed external door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, hatch to loft housing gas central heating boiler, window to side.

Bedroom One 3.56m x 2.97m (11'8" x 9'9")

Radiator, loft access hatch, window to front.

Bedroom Two 3.53m incl wardrobes x 2.59m (11'7" incl wardrobes x 8'6")

Range of fitted wardrobes to one wall, radiator, window overlooking rear garden.

Bedroom Three 2.34m x 2.06m (7'8" x 6'9")

(currently used as Study)

Built-in cupboard with louvre doors, radiator, window to front.

Bathroom 1.70m x 2.46m (5'7" x 8'1")

Modern white suite comprising low-level WC, hand basin with mixer tap set within vanity unit with cupboards beneath and panelled bath with Mira shower above and concertina shower screen.

Fully tiled splashbacks, radiator, fitted high-gloss wall cabinet, dual-aspect windows to side and rear.

OUTSIDE

Attached Single Garage 6.73m x 2.39m (22'1" x 7'10")

Light and power, manual up-and-over door.

Front Garden

The property is accessed via a driveway leading to the garage and providing additional off-road parking.

Adjoining the driveway is an open-plan area of lawn with inset mature tree and flower border.

Rear Garden

The pleasant rear garden is fully enclosed and has been laid mainly to lawn, with borders and paved area of hard standing for a garden shed at the top.

SERVICES

Mains electricity

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Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor, variable in-home.
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 each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

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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.







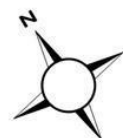
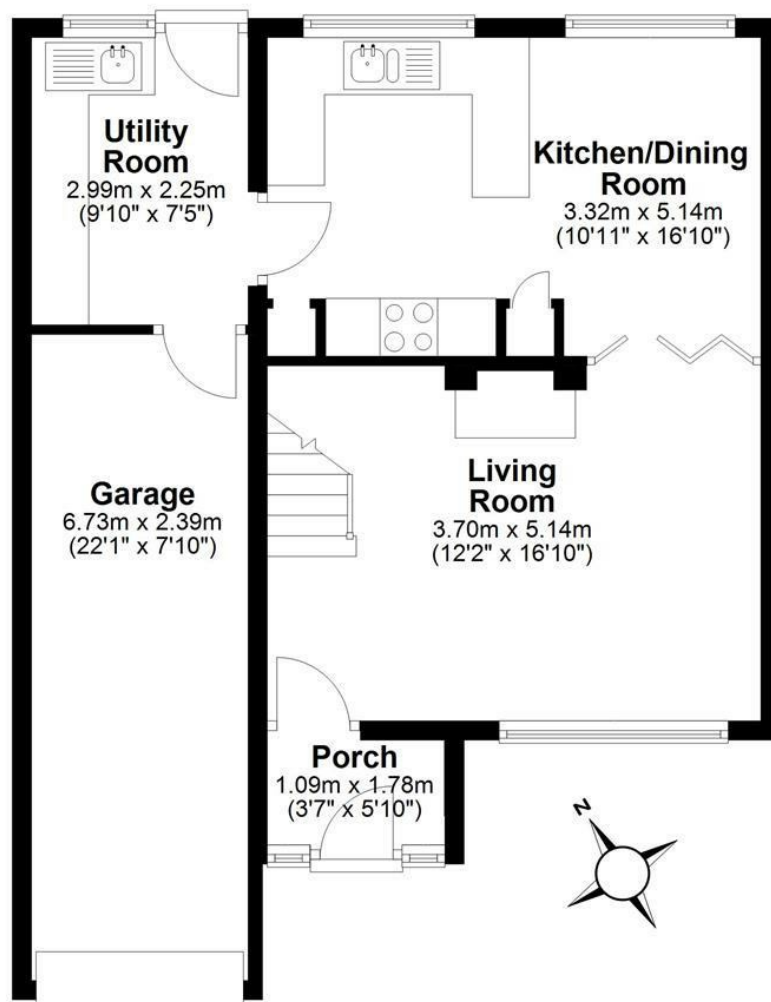




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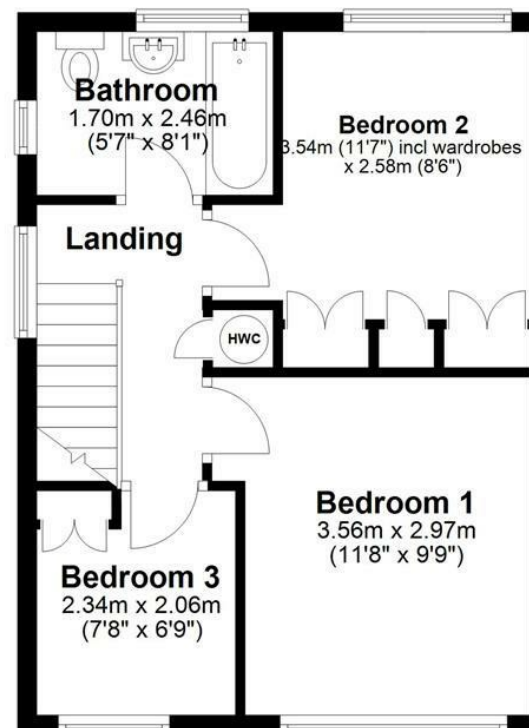
Ground Floor

Main area: approx. 46.3 sq. metres (497.9 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.1 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



Main area: Approx. 82.9 sq. metres (892.7 sq. feet)

Plus garages, approx. 16.1 sq. metres (173.1 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		86
(81-91) B		
(69-80) C		69
(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