



2 Kestrel Road, Oakham, Rutland, LE15 6BU
Asking Price £530,000



Chartered Surveyors & Estate Agents

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2 Kestrel Road, Oakham, Rutland, LE15 6BU
Tenure: Freehold
Council Tax Band: F (Rutland County Council)



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DESCRIPTION

Attractive, detached, modern David Wilson house with garage, ample off-road parking and private rear garden situated in an established residential area on the edge of Oakham.

The property benefits from gas fired central heating system and full double glazing and offers spacious, well maintained family accommodation with 3 Reception Rooms, Study, 4 Bedrooms and 2 Bath/Shower Rooms.

The interior is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Study, Sitting Room, separate Dining Room, Kitchen/Diner, Utility Room, Family Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 3.51m x 2.87m (11'6" x 9'5")

UPVC front entrance door, fitted cloaks cupboard, radiator, galleried stairs leading to first floor.

WC 0.99m x 1.88m (3'3" x 6'2")

Cream suite of low level WC and wash hand basin, radiator, extractor fan.

Study 2.97m x 2.74m (9'9" x 9'0")

Radiator, window to front elevation.

Sitting Room 3.61m x 6.63m (11'10" x 21'9")

Adam style fireplace housing coal effect gas fire, two radiators, dual aspect windows to front and side elevations, sliding patio doors to rear garden.

Dining Room 3.28m x 5.54m into bay (10'9" x 18'2" into bay)

Radiator, wall light point, serving hatch to kitchen, large bay window overlooking private rear garden, double glass panelled doors to Entrance Hall.

Kitchen/Diner 3.15m x 5.74m (10'4" x 18'10")

Range of attractive fitted units incorporating cream formica work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, ample pine fronted base cupboard and drawer units, matching eye level cupboards and display cabinet. Integrated appliances comprise eye level electric double oven and four ring gas hob. There is undercounter space and plumbing for dishwasher.

Radiator, tiled floor, recessed ceiling spotlights, window with views over private rear garden.

Utility Room 1.85m x 3.56m (6'1" x 11'8")

Fitted worktop with tiled splashback, inset single drainer stainless steel sink with mixer tap, pine fronted cupboards and two appliance spaces beneath, one of them with plumbing for washing machine.

Radiator, tiled floor, window and double glazed external door to rear elevation, internal door to Garage.

Family Room 3.33m x 3.58m (10'11" x 11'9")

Radiator, sliding patio doors giving access to rear garden.

FIRST FLOOR

Landing 4.47m max x 2.69m max (14'8" max x 8'10" max)

Radiator, handrail with open spindles, window to front elevation.

Bedroom One 4.09m x 3.86m (13'5" x 12'8")

Radiator, window overlooking rear garden.

En-suite Shower Room 2.49m x 1.85m (8'2" x 6'1")

Featuring contemporary unit incorporating concealed cistern WC, inset hand basin with mixer tap, adjoining vanity top and storage beneath, corner shower cubicle, upright stainless steel radiator, fully tiled splashbacks, recessed ceiling spotlights and window to rear elevation.

Bedroom Two 3.63m x 3.89m (11'11" x 12'9")

Radiator, window overlooking rear garden.

Bedroom Three 3.66m x 2.72m (12'0" x 8'11")

Radiator, window to front elevation.

Bedroom Four 3.00m x 2.26m (9'10" x 7'5")

Radiator, window to front elevation.

Bathroom 2.39m x 3.30m max (7'10" x 10'10" max)

White suite comprising low level WC, pedestal hand basin with mixer tap and 'P'-shaped bath with shower

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above and curved glass screen. Upright stainless steel radiator, tiled splashbacks, built-in airing cupboard housing hot water cylinder, window to side elevation.

OUTSIDE

Attached Garage 3.53m x 5.38m (11'7" x 17'8")

Strip lighting and power, electric roller shutter door.

There is a Storeroom housing Ideal Mexico gas boiler.

Front Garden

The property's frontage features post and rail fencing with established bushes to boundary and is mainly brick paved to give access to Garage and provide off-road parking for three vehicles.

Rear Garden

The fully enclosed, west facing rear garden is privately screened by mature trees, shrubs and bushes and has been arranged to include lawn with borders, a paved patio area running the width of the rear elevation of the house and extending to the side of the lawn to provide a further paved seating area at the top of the garden.

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 outdoor and in-home
O2 - variable outdoor
Three - good outdoor, variable in-home
Vodafone - 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.

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 F
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

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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.





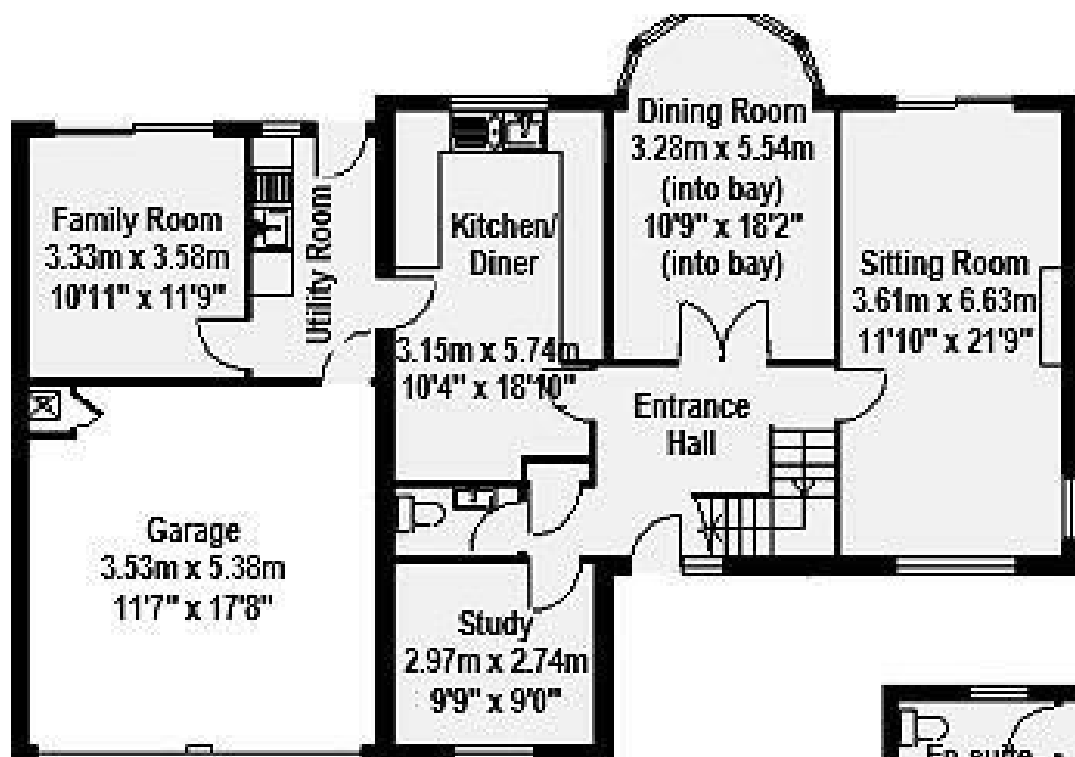






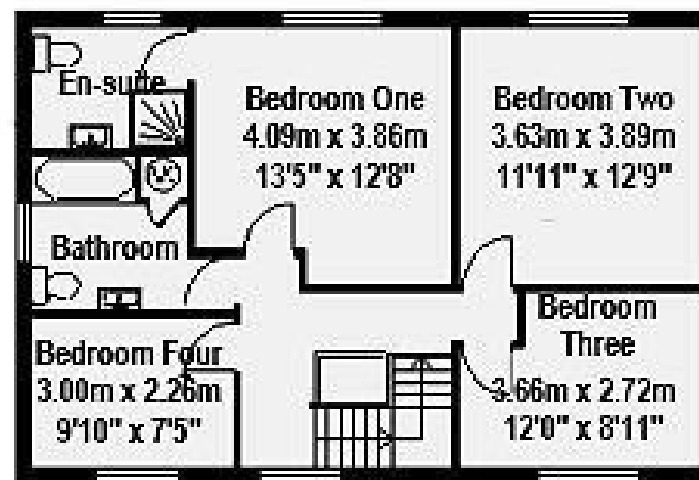


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GROUND FLOOR

Not to scale -
for identification purposes only



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	60	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC