



21 Digby Drive, Oakham, Rutland, LE15 6LJ
£285,000



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DESCRIPTION

Well-maintained and attractively presented semi-detached bungalow with off-road parking and enclosed, south-facing rear garden situated in an established residential area of Oakham.

Benefiting from gas central heating and double glazing throughout, the interior briefly comprises Entrance Hall, Kitchen, Utility Room, Shower Room, two Bedrooms, Lounge and Conservatory.

The property is available with NO CHAIN, and early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, radiator with display shelf above, built-in meter cupboard, laminate floor, doors to all rooms, loft access hatch, window to front.

Kitchen 3.38m x 2.26m (11'1" x 7'5")

Range of fitted units incorporating granite-effect work surfaces, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, one of them housing Ideal combi boiler.

Integrated appliances comprise Indesit fridge and freezer, CDA gas oven with four-ring gas hob and stainless steel Hotpoint cooker hood above.

Radiator, tiled splashbacks, tiled floor, window to front, external half-glazed door to side.

Utility Room 2.06m x 2.29m (6'9" x 7'6")

Range of fitted floor and wall-mounted units, granite-effect worktops with two appliance spaces beneath, radiator, tiled floor, window to side.

Shower Room 1.65m x 2.29m (5'5" x 7'6")

White suite of low-level WC and pedestal hand basin, corner shower cubicle with Mira electric shower above, chrome heated towel rail, fully tiled walls, tiled floor, extractor fan, window to side.

Bedroom One 3.91m x 3.48m incl wardrobes (12'10" x 11'5" incl wardrobes)

Range of Sharps built-in bedroom furniture comprising three double wardrobes with fitted drawers and shelves to side and two matching bedside cabinets, radiator, window to front.

Bedroom Two 2.62m x 3.35m (8'7" x 11'0")

Radiator, window overlooking rear garden.

Lounge 4.57m x 3.48m (15'0" x 11'5")

Newly fitted coal-effect gas fire set in elegant feature surround, radiator, coving to ceiling, sliding patio doors leading to Conservatory.

Conservatory 2.77m x 2.67m (9'1" x 8'9")

UPVC construction on low brick walls with tiled floor, windows overlooking rear garden and French doors leading to paved patio area.

OUTSIDE

Parking

The property is accessed via a block-paved driveway providing off-road parking for two vehicles.

Front Garden

The property's frontage is bounded by low-level brick wall and has been attractively hard-landscaped for ease of maintenance.

A timber hand gate to the side of the bungalow gives access to the side and rear garden.

Side & Rear Garden

The fully enclosed rear garden enjoys a southerly aspect and has been arranged to include a large paved patio to the side and rear of the bungalow, a lawn with well-stocked, colourful borders and paved pathways.

Included in the sale is a timber garden shed.

TENURE

Freehold

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:
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

FLOOD RISK

There is no flood risk for this property.
This home is not at risk of flooding from rivers and seas.

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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Total area: approx. 71.5 sq. metres (769.8 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
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		
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