



7 Glaston Road, Wing, Rutland, LE15 8RU
£450,000



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Detached chalet-style bungalow occupying a generously-sized, established plot with beautifully kept wrap-around gardens, double garage and off-road parking in the desirable Rutland village of Wing.

The property requires modernisation but possesses immense potential to create a superb family home in a sought-after location.



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DESCRIPTION

Detached chalet-style bungalow occupying a generously-sized, established plot with beautifully kept wrap-around gardens, double garage and off-road parking in the desirable Rutland village of Wing.

The property requires modernisation but possesses immense potential to create a superb family home in a sought-after location.

Benefiting from oil central heating and UPVC double glazing, the spacious accommodation is arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Porch, Entrance Hall, large Lounge, separate Dining Room, Kitchen, Utility Room, WC, two Bedrooms, Shower Room;

FIRST FLOOR: three further Bedrooms.

OUTSIDE: the property is accessed via a sweeping gravelled driveway which gives access to the Double Garage and provides additional off-road parking.

The bungalow is surrounded by lovely gardens which are privately screened by trees and hedging and provide a peaceful retreat.

Tenure: Freehold

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.57m x 1.57m (5'2" x 5'2")

Composite front entrance door, window to side, glazed internal door with matching side panel leading to:

Entrance Hall 5.33m x 1.57m (17'6" x 5'2")

Radiator, wall-light point, open-tread stairs leading to first floor, built-in cupboard housing hot water cylinder.

Lounge 5.44m x 3.20m + 1.50m x 3.53m (17'10" x 10'6" + 4'11" x 11'7")

Large, triple-aspect reception room flooded with light and featuring open fireplace set in stone surround with raised hearth, display niche and wood mantel above, wall-light points, two radiators, two windows overlooking gardens and French doors leading to side patio.

Dining Room 3.51m x 4.45m (11'6" x 14'7")

Radiator, window enjoying views over gardens, glazed double doors to Lounge, door to Kitchen.

Kitchen 2.77m x 3.43m (9'1" x 11'3")

Fitted units incorporating breakfast bar, granite-effect worktops, inset 1.5-bowl stainless steel sink, base cupboard and drawer units and eye-level wall cupboards. Built-in appliances comprise eye-level electric double oven and electric oven. There are two under-counter appliance spaces.

Tiled splashbacks, radiator, tiled floor, window with garden views, external door to side.

Utility Room 2.03m x 2.49m (6'8" x 8'2")

Fitted worktop with base cupboards and appliance space beneath, deep butler's-style sink with mixer tap above, fitted cupboard, external door to gardens, internal door to WC.

WC 2.59m x 0.66m (8'6" x 2'2")

White suite comprising low-level WC and vanity hand basin with cupboards beneath, radiator, window to rear.

Off Hall:

Bedroom One 3.89m inc wardrobe x 3.91m (12'9" inc wardrobe x 12'10")

Fitted double wardrobe, radiator, window to front.

Bedroom Two 3.71m incl wardrobe x 2.67m (12'2" incl wardrobe x 8'9")

Fitted double wardrobe, radiator, window with views over rear garden.

Shower Room 1.73m x 2.64m (5'8" x 8'8")

The wet room is equipped with modern white suite of concealed cistern WC and hand basin set within vanity unit with cupboards beneath and tiled splashback, shower area with glass screen and aqua-board splashback. Window to rear.

FIRST FLOOR

Landing

Access to Bedroom Three and Bedroom Four.

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Bedroom Three 3.23m x 3.94m (10'7" x 12'11")

Two built-in double wardrobe, radiator, window to side.

Bedroom Four 3.20m x 3.30m max (10'6" x 10'10" max)

Built-in cupboard, radiator, window to front, door to Bedroom Five.

Bedroom Five 3.23m x 2.59m (10'7" x 8'6")

Radiator, window to side.

OUTSIDE

Double Garage 4.90m x 6.12m (16'1" x 20'1")

Gardens

A particular feature of the property is beautifully maintained, good-size wrap-around gardens which are privately screened by a wide range of mature trees and hedging. The gardens have been laid out to feature expanses of shaped lawn with inset shrubs and adjoining colourful borders stocked with an array of specimen trees, bushes and flowering plants and a paved patio running the width of the side elevation of the house.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

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

Broadband available (Standard and Ultrafast, no Superfast)

Mobile signal: EE, Three, O2, Vodafone fully available (indoors and outdoors)

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.

WING

The village of Wing is in a conservation area situated in one of the most picturesque parts of Rutland, being about four miles from Oakham and within commuting distance of Stamford, Leicester and Peterborough and from the latter point there are regular train services to London, King's Cross (the journey time taking about 50 minutes).

Within the village there are the usual facilities including public house and church. Educational facilities in the area are good with free bus services and there are excellent private schools at Oakham, Uppingham and Stamford.

COUNCIL TAX

Band E
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.

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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.



