



**51 Stamford Road, Oakham, Rutland, LE15 6HZ**  
**£3,250 PCM**



Chartered Surveyors & Estate Agents



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## 51 Stamford Road, Oakham, Rutland, LE15 6HZ

### DESCRIPTION

Substantial detached family residence occupying a good sized plot with ample parking and private garden within a highly sought-after residential area of Oakham.

The property offers spacious, contemporary, fully furnished accommodation which can be summarised as follows:

**GROUND FLOOR:** Entrance Porch, Hallway, Family Room, Study, Sitting Room, open-plan Living Room and Dining Kitchen, Cloakroom/WC, Utility Room, Side Lobby;

**FIRST FLOOR:** Master Suite of large Bedroom, Dressing Room and Bathroom, three further large Double Bedrooms, one of them with en-suite Bathroom, Family Bathroom.

**OUTSIDE:** extensive gravelled driveway providing off-road parking for a number of vehicles to the front and generously sized, mature garden to the rear.

AVAILABLE: 1ST OCTOBER 2024

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Porch

Hallway 8.33m x 5.59m (27'4" x 18'4")

Family Room 4.27m x 3.48m (14'0" x 11'5")

Study 5.59m x 2.54m (18'4" x 8'4")

Sitting Room 6.73m x 3.68m (22'1" x 12'1")

##### Open-plan Living Room & Dining Kitchen:

Living Room 5.94m x 4.98m (19'6" x 16'4")

Dining Kitchen 5.26m x 3.76m (17'3" x 12'4")

##### Cloakroom/WC

Utility Room 5.59m x 3.02m (18'4" x 9'11")

Side Lobby 7.75m x 2.46m (25'5" x 8'1")

#### FIRST FLOOR

##### Landing

##### Master Suite:

Bedroom One 6.02m x 4.98m (19'9" x 16'4")

Dressing Room 4.75m x 3.20m (15'7" x 10'6")

En-suite Bathroom 3.76m x 2.72m (12'4" x 8'11")

Bedroom Two 6.81m x 3.45m (22'4" x 11'4")

En-suite Bathroom 2.77m x 2.26m (9'1" x 7'5")

Bedroom Three 4.95m x 3.63m (16'3" x 11'11")

Bedroom Four 4.29m x 4.01m (14'1" x 13'2")

Family Bathroom 3.99m x 2.49m (13'1" x 8'2")

#### 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:  
Indoor: O2 - voice likely, data limited; EE, Three,  
Vodafone - voice and data limited



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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 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

#### Oakham

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
oakham@murray.co.uk

#### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

stamford@murray.co.uk

#### Uppingham

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
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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.







