



**11 Springfield Way, Oakham, Rutland, LE15 6QA**  
**Guide Price £355,000**



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**11 Springfield Way, Oakham, Rutland, LE15 6QA**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council)**



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Extended and much-improved, modern link-detached house offering beautifully presented accommodation with single garage, off-road parking and enclosed, south-facing rear garden situated in an established residential area on the edge of Oakham.



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The ground floor of the property has been sympathetically extended to the rear to create a contemporary, open-plan living space. The accommodation on offer has undergone a comprehensive programme of improvement within the last 14 months which included fitting of a new kitchen with a range of integrated appliances, all new UPVC windows, new gas central heating combi boiler and consumer unit, new flooring throughout, refurbished WC, en-suite shower room and bathroom.

Recently redecorated, the property is offered for sale in an immaculate condition, with tastefully appointed interior briefly comprising:

GRDOUND FLOOR: Entrance Hallway, WC, Sitting Room, open-plan Living, Dining and Kitchen Area;  
FIRST FLOOR: Master Bedroom with en-suite Shower Area, two further Bedrooms, Bathroom.

Early viewing is highly recommended.

### ACCOMMODATION

#### Entrance Hallway

UPVC double-glazed front entrance door with leaded-light stained glass, radiator, door to WC, access to Inner Hall, window to side.

#### WC 1.78m x 0.99m (5'10" x 3'3")

Refitted with contemporary white suite comprising low-level WC and rectangular hand basin with mixer

tap and metro tiles splashback set in vanity unit with cupboard beneath, radiator, porcelain tiled floor, window to side.

#### Inner Hall

Porcelain tiled floor, understairs storage cupboard, doors to Sitting Room and Kitchen.

#### Sitting Room 4.39m x 3.12m (14'5" x 10'3")

Radiator, window to front, archway to Living/Dining Room.

#### Open-plan Living, Dining & Kitchen Areas

This contemporary, light and airy living space is the hub of this home and comprises:

#### Living & Dining Area 6.83m x 3.38m (22'5" x 11'1")

Radiator, wall-light points, porcelain tiled floor (to Dining Area), two Velux windows, sliding patio doors with matching glazed side panels giving access to rear garden, archway to Kitchen.

#### Kitchen 4.39m x 2.97m (14'5" x 9'9")

Stylishly reappointed with excellent range of contemporary units incorporating acrylic type work surfaces with upstand, inset sink with mixer tap, ample soft-close, high-gloss base cupboards and drawers, matching wall cupboards and central island unit.

Integrated appliances comprise fridge-freezer, Beko dishwasher, eye-level Neff electric oven, Neff induction hob with splashback and stainless steel

extractor hood above.

Upright radiator, porcelain tiled floor, stairs leading to first floor, window to front.

### FIRST FLOOR

#### Landing

Loft access hatch.

#### Bedroom One 3.45m x 2.97m (11'4" x 9'9")

Built-in wardrobe, radiator, window overlooking rear garden, access to en-suite Shower Area.

#### En-suite Shower Area 2.08m x 0.86m (6'10" x 2'10")

Equipped with shower cubicle with tiled surround and ceramic hand basin with mixer tap set in vanity unit with storage beneath. Chrome heated towel rail, window to front.

#### Bedroom Two 3.20m x 2.46m (10'6" x 8'1")

Built-in wardrobe with hanger rail and shelving, built-in airing cupboard with shelving, radiator, window overlooking rear garden.

#### Bedroom Three 2.21m x 1.88m (7'3" x 6'2")

Radiator, window to front.

#### Bathroom 2.31m x 1.63m (7'7" x 5'4")

Refitted with contemporary white suite comprising low-level WC, vanity hand basin with mixer tap and cupboards beneath and panelled bath with Hans Grohe rain shower above, further hand-held shower



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attachment and glass screen. Chrome heated towel rail, tiled walls, window to front.

### OUTSIDE

The open-plan frontage of the property is accessed via driveway which leads to the garage and provides an additional off-road parking space.

### Single Garage 5.72m x 2.67m (18'9" x 8'9")

Light and power, plumbing for a washing machine, up-and-over door.

### Rear Garden

The fully enclosed\* rear garden enjoys a southerly aspect and has been attractively landscaped to include a newly paved Indian sandstone patio area running the width of the rear elevation and lawn with well-stocked borders featuring shrubs, flowers and specimen trees.

A side gate\* links front and rear of the property.

Included in the sale is a new timber garden shed and a new greenhouse.

\* The fencing at the top of the garden and side gate are new.

### SERVICES

Mains electricity (new consumer board installed)  
Mains water supply  
Mains sewerage  
Gas central heating (new Ideal Vogue combi boiler

and consumer unit)

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

### 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.



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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.

















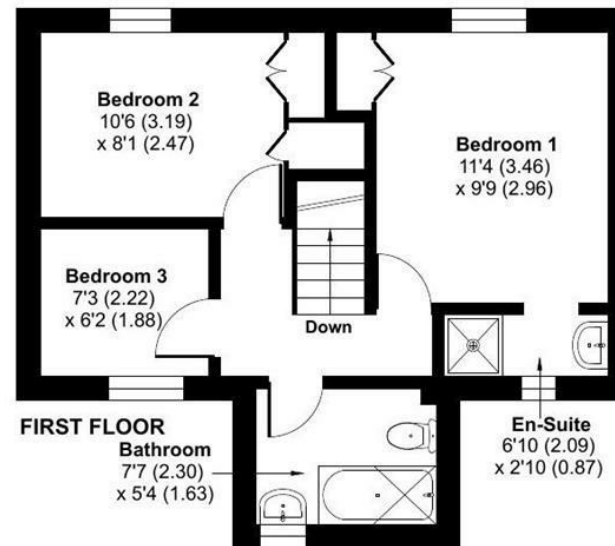
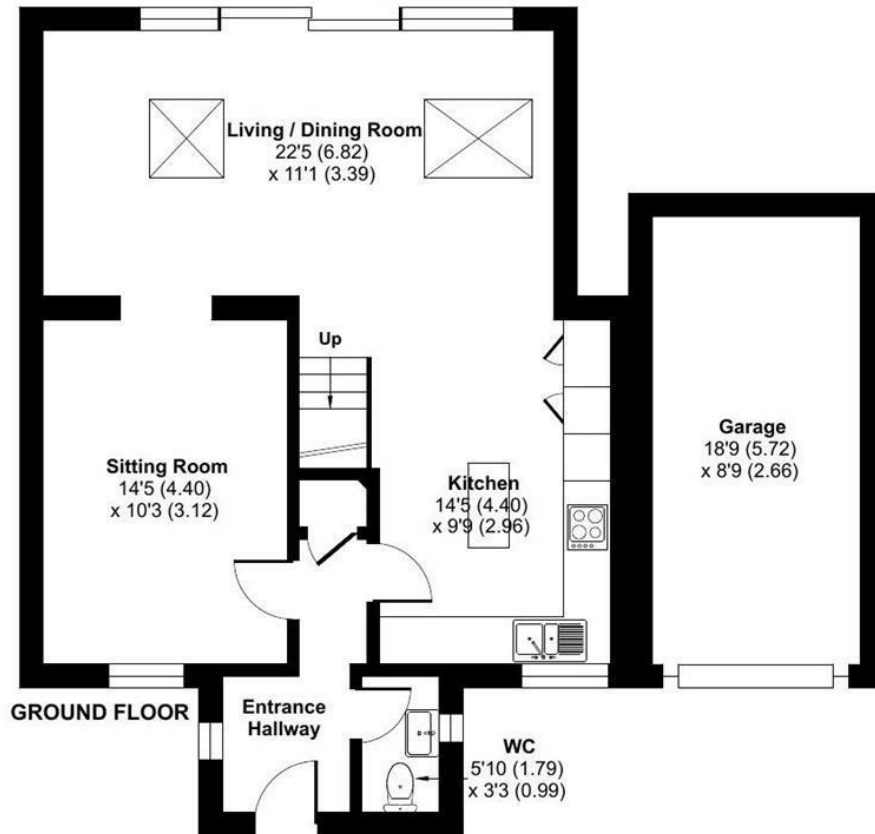








Approximate Area = 1049 sq ft / 97.4 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1213 sq ft / 112.6 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 84        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 67                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1426080



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