14 Hilltop Drive, Oakham, Rutland, LE15 6NF

£300,000

MURRAY

Chartered Surveyors & Estate Agents

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14 Hilltop Drive, Oakham, Rutland, LE15 6NF
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

A well-presented detached house with single garage, additional car parking space and enclosed, landscaped garden situated within an established residential area on the edge of town and enjoying distant view of the reservoir to the rear.

Benefiting from gas central heating and full double glazing, the tastefully appointed accommodation features refitted WC and shower room and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Sitting Room, open-plan Kitchen/Diner; FIRST FLOOR: three Bedroom, Shower Room.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, radiator, Rhino oak laminate flooring, stairs to first floor, internal doors to WC and Sitting Room.

WC

Refitted with contemporary white suite comprising concealed-cistern WC and vanity hand basin with corner mixer tap, tiled splashback and storage beneath, radiator, loft access hatch, window to front.

Sitting Room 4.62m max x 4.52m max (15'2" max x 14'10" max)

Elegant fireplace housing gas fire, radiator, understairs area, dual-aspect windows to front and side, door to Kitchen/Diner.

Kitchen/Diner 4.52m x 3.10m (14'10" x 10'2")

comprising:

Kitchen Area

Range of fitted units incorporating work surfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap, base wood-fronted cupboards and drawers and matching eye-level wall cupboard. Undercounter space with plumbing for washing machine, undercounter space for tumble dryer, space for upright fridge-freezer.

Included in the sale is a freestanding Belling cooker with extractor fan over.

Window overlooking rear garden.

Dining Area

Radiator, Rhino oak laminate flooring, French doors to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing Worcester gas central heating boiler, further built-in storage cupboard, hand rail with open spindles, loft access hatch, window to side.

Bedroom One 3.73m x 2.59m max (12'3" x 8'6" max)

Built-in double wardrobe, radiator, window providing a lovely elevated outlook over town and distant countryside views.

Bedroom Two 3.38m x 2.59m (11'1" x 8'6")

Radiator, window to front.

Bedroom Three 2.77m x 2.01m (9'1" x 6'7")

Radiator, window providing a lovely elevated outlook over town and distant countryside views.

Shower Room

Stylishly refitted to feature contemporary low-level WC, hand basin with mixer tap set in vanity unit with tiled splashback and storage beneath, corner shower cubicle with rain shower head, a further hand-held shower and mermaid boarding to surround, chrome heated towel rail and window to front.

OUTSIDE

Attached Single Garage 5.08m x 2.54m (16'8" x 8'4")

Light and power, manual up-and-over door, personnel part-glazed door to rear garden.

The garage is accessed via a tarmac driveway which provides an additional car parking space in front of it.

Front Garden

To the front front of the property, there is a small area of hard-landscaped garden with inset shrub.

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A hand gate to the side of the house gives access to the rear garden.

Rear Garden

The fully enclosed rear garden is attractively landscaped to include two composite-decked seating areas immediately to the rear of the house, adjoining lawn and borders stocked with bushes and flowering plants.

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

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

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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.

Hotpoint

Ninja

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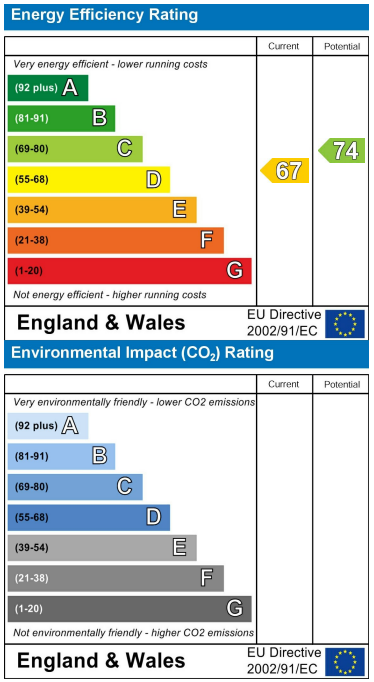
Approximate Area = 804 sq ft / 74.6 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 942 sq ft / 87.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1522808

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