



14 Horn Close, Oakham, Rutland, LE15 6FE
Guide Price £350,000



Chartered Surveyors & Estate Agents

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14 Horn Close, Oakham, Rutland, LE15 6FE
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Much-improved detached house with off-road parking for two cars and landscaped rear garden situated in a desirable residential location.

Benefiting from gas-fired central heating system with Nest control, solar panels and full double glazing, the property offers beautifully presented accommodation which briefly comprises:

GROUND FLOOR: Reception Hall, Sitting Room with feature fireplace, Dining Room, Kitchen, Utility Room with Larder, Study, Cloakroom/WC;

FIRST FLOOR: Master Bedroom with newly refitted en-suite Shower Room, two further well-proportioned Bedrooms, refitted Family Bathroom.

The property is offered with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Canopy Porch

UPVC double-glazed main entrance door gives access to:

Reception Hall

Radiator, Amtico flooring, attractive wall panelling to dado height, central heating thermostat, stairs leading to first floor.

Sitting Room 4.47m incl bay x 3.33m max (14'8" incl bay x 10'11" max)

Elegant fireplace housing living-flame, coal-effect gas fire on raised marble hearth, two radiators, Amtico flooring, wall-light points, bay window to front, glazed double doors leading to Dining Room.

Dining Room 2.84m x 2.64m (9'4" x 8'8")

Radiator, Amtico flooring, wall-light points, sliding patio doors giving access to rear garden.

Kitchen 3.02m max x 2.57m (9'11" max x 8'5")

Range of fitted units incorporating worktops with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units, built-in Neff electric oven, inset Neff gas hob with Neff extractor above and eye-level wall cupboards. Undercounter space and plumbing for dishwasher, space for upright fridge-freezer.

Radiator, recessed ceiling spotlights, window overlooking rear garden.

Utility Room 2.01m x 1.47m (6'7" x 4'10")

Fitted worktop with tiled splashback and two appliance spaces beneath, one of them with plumbing for washing machine, fitted eye-level wall cupboards, wall-mounted Ideal gas central heating boiler.

Access to Pantry with radiator, fitted shelving and window to side, radiator, external double-glazed door leading to rear garden.

Study 3.30m x 2.34m (10'10" x 7'8")

Radiator, recessed ceiling spotlights, window to front.

Cloakroom/WC 1.63m x 2.36m (5'4" x 7'9")

White suite of low-level WC and pedestal hand basin with mixer tap, metro tiles to part of walls, chrome heated towel rail, Amtico flooring, fitted coat hooks, solar panel battery.

FIRST FLOOR

Landing

Built-in airing cupboard with inverted pressurised hot water cylinder, loft hatch giving access to insulated roof void, radiator, window to side.

Bedroom One 4.14m incl wardrobes x 3.00m max (13'7" incl wardrobes x 9'10" max)

Three fitted double wardrobes, radiator, window overlooking rear garden.

En-suite Shower Room 2.16m max x 1.75m (7'1" max x 5'9")

Newly refitted with contemporary white suite of low-level WC and wash hand basin, shower cubicle and chrome heated towel. Tiled walls, recessed ceiling spotlights, extractor fan, window to rear.

Bedroom Two 2.77m x 3.76m (9'1" x 12'4")

Radiator, two windows to front.

Bedroom Three 2.82m x 3.12m (9'3" x 10'3")

Radiator, window to front.

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Bathroom 2.16m x 2.06m (7'1" x 6'9")

Contemporary white suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with shower above and glass screen.

Chrome heated towel rail, fully tiled walls, tiled flooring, two built-in storage cupboards, recessed ceiling spotlights, window to rear.

OUTSIDE

Front Garden

The property is accessed via a double-width tarmac driveway flanked by an open-plan lawn with inset conifer and birch tree which provides off-road parking for two cars.

A side hand gate links front and rear of the property.

Rear Garden

The fully enclosed rear garden is privately screened by mature trees, shrubs and bushes and has been attractively landscaped to include a good-size paved patio area running the width of the rear elevation and lawn with adjoining raised bed.

There is an outside tap and hard standing for a garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage

Gas central heating
Solar Panels
High-speed fibre broadband

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

SOLAR PANELS

The solar panels were installed in 2022 at the cost of £10,000, are owned by the current owners of the property and included in the sale.

We are informed by the vendor that the system includes a battery that can optimise the rate at which one can buy power in winter or store excess energy in summer. Alternatively, excess electricity can be sold, all via the app. The solar panels provide savings of at least 30%-40% on electricity bills.

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 D
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

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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 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

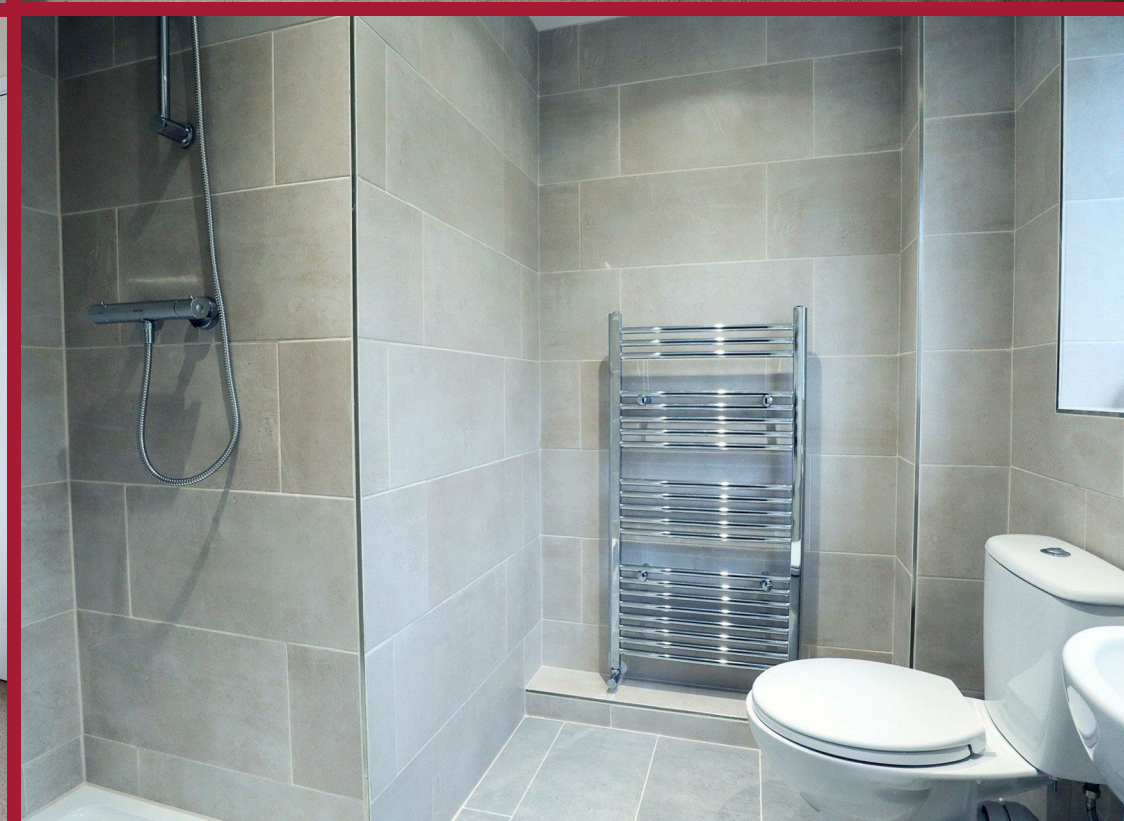
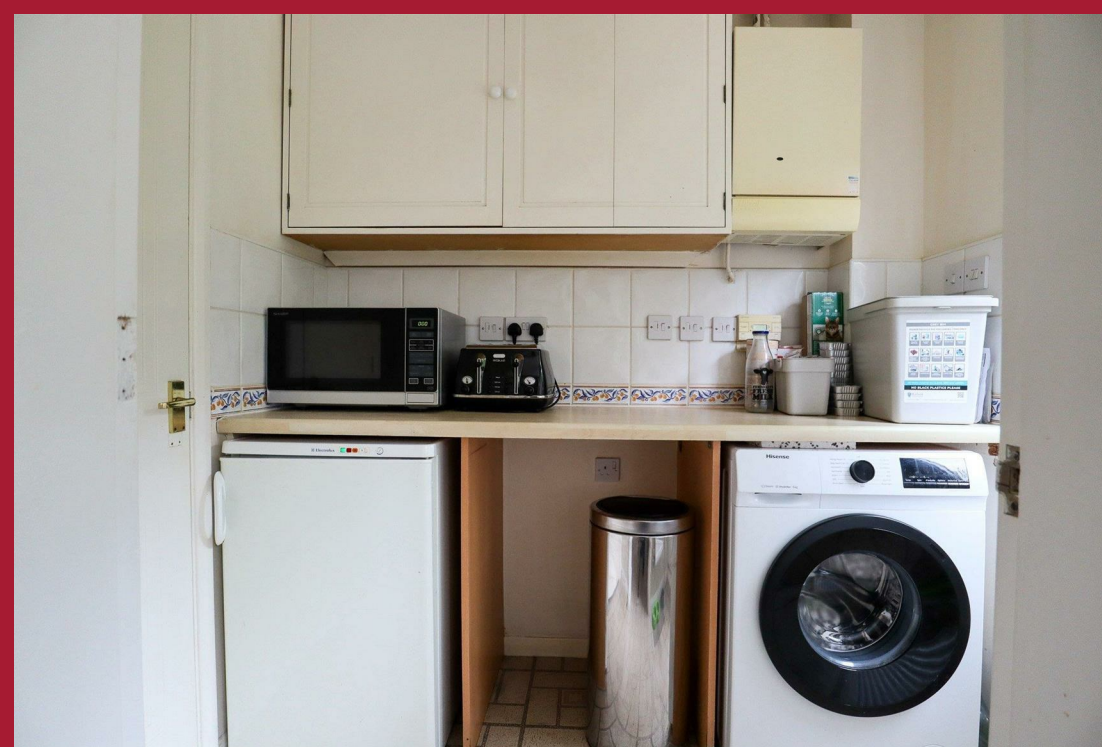
employees has any authority to make or give any representations or warranty in relation to this property.

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.









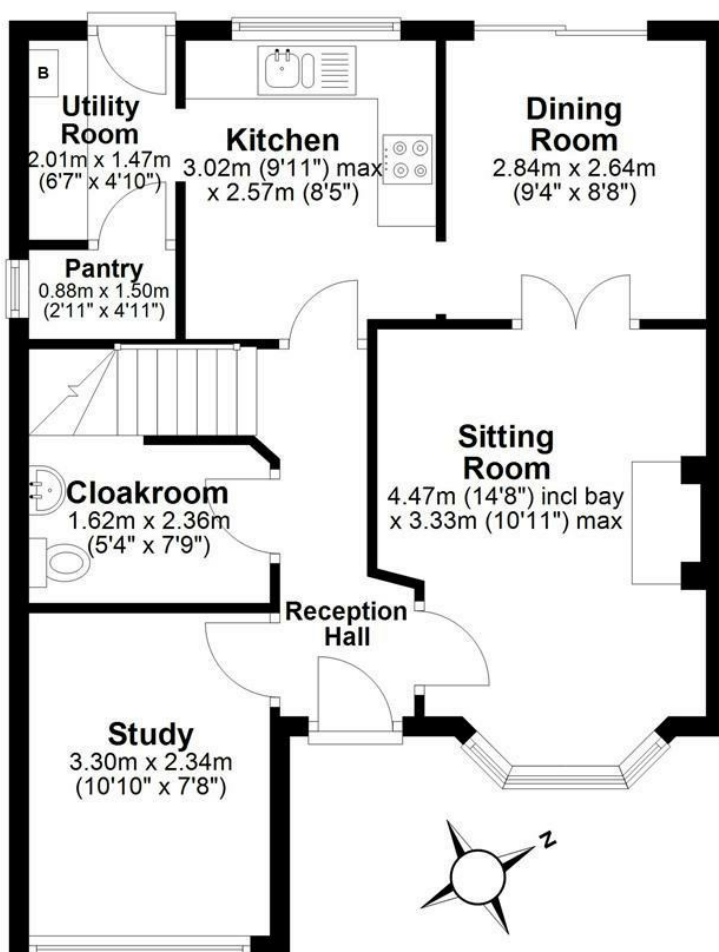




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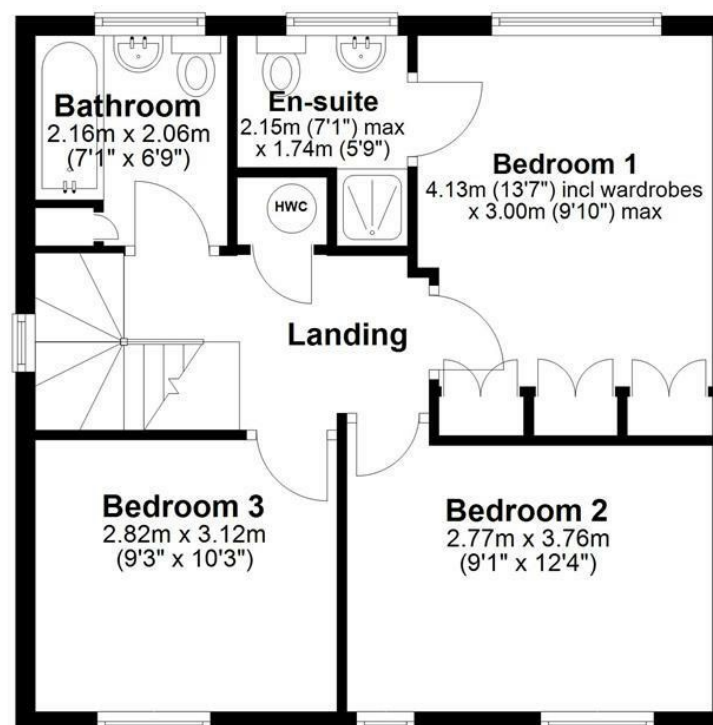
Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 102.2 sq. metres (1100.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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 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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