



**25 St. Marys Road, Manton, Rutland, LE15 8SU**  
**£265,000**



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**25 St. Marys Road, Manton, Rutland, LE15 8SU**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

Attractive end-terrace house with two off-road parking spaces and south-facing, low-maintenance rear garden situated in a desirable Rutland Water village, between the historic market towns of Oakham and Uppingham.

Benefiting from gas central heating, solar panels and full double glazing (with all new metal double-glazed windows to rear), the property offers well-maintained accommodation within a short walk of Rutland Water nature reserve.

The interior is arranged over two storeys and briefly comprises:

**GROUND FLOOR:** Entrance Porch, Sitting Room with log-burning stove, Breakfast Kitchen, WC, Dining Room, Utility Room;

**FIRST FLOOR:** three Bedrooms, Bathroom with modern suite.

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Porch 0.89m x 1.24m (2'11" x 4'1")**

Double-glazed entrance door with double-glazed side panel, internal part-glazed door to Sitting Room.

The porch roof (installed by Everest in 2013) has a lifetime guarantee.

#### **Sitting Room 3.94m x 4.78m max (12'11" x 15'8" max)**

Feature freestanding Woodwarm log-burning stove set on raised stone hearth, two radiators, original wood floor, wall-light points, stairs leading to first floor, bow window to front, door to Breakfast Kitchen.

#### **Breakfast Kitchen 4.80m x 2.26m (15'9" x 7'5")**

Fitted roll-top work surface with tiled splashback and inset sink unit, wood-fronted base cupboards and drawers and matching eye-level open-fronted storage. Integrated appliances comprise Hotpoint electric oven and electric hob with Indesit extractor fan above.

Radiator, internal doors to WC and Dining Room, window and external double-glazed door to rear garden.

#### **WC 1.35m x 0.81m (4'5" x 2'8")**

Situated under the stairs and fitted with white suite comprising low-level WC and wall-mounted hand basin with mixer tap and tiled splashback. Wood floor, extractor fan.

#### **Dining Room 3.15m x 2.39m (10'4" x 7'10")**

Radiator, window to side, access to Utility Room.

#### **Utility Room 1.63m x 2.41m (5'4" x 7'11")**

Potterton gas central heating boiler, space and plumbing for washing machine, French doors with matching glazed side panels to rear garden.

## FIRST FLOOR

### Landing

Hatch giving access to partially boarded loft.

#### **Bedroom One 3.91m x 2.64m (12'10" x 8'8")**

Radiator, window to front.

#### **Bedroom Two 4.85m x 2.39m (15'11" x 7'10")**

Radiator, window overlooking south-facing rear garden.

#### **Bedroom Three 3.61m x 2.24m (11'10" x 7'4")**

Built-in wardrobe and airing cupboard housing hot water cylinder, radiator, window overlooking south-facing rear garden.

#### **Bathroom 1.98m x 2.01m (6'6" x 6'7")**

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen, chrome heated towel rail, fully tiled splashbacks, recessed ceiling spotlights, extractor fan, window to front.

## OUTSIDE

### Parking

The property includes two parking spaces (found at the rear of the property).

### Front Garden

The open-plan front garden features shallow steps leading to the front door flanked by areas of lawn with well-stocked borders.

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### **Rear Garden**

The fully enclosed rear garden enjoys a southerly aspect and has been attractively hard-landscaped for ease of maintenance.

A hand gate at the top of the garden leads to the parking area at the rear.

### **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating  
Solar panels

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

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor and in-home

Three - good outdoor, variable in-home

Vodafone - good 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.

### **MANTON**

Manton is a delightful village lying virtually equidistant between Oakham and Uppingham. It has a number of facilities including a public house, a church and a bus

service to various points. Main facilities are available in both Oakham and Uppingham, and these include doctors surgery, dentist, optician, chemist, library etc. In addition there are a good range of shops including supermarkets all of which cater for most needs.

Within the area are a fine range of schools both in the public and private sector which offer many facilities for children of all ages. Sporting activities too are many and varied including clubs for most ball participating sports, ideal areas to ride the horse over bridleways etc., and wonderful leisure opportunities at the adjoining Rutland Water where one can sail, fish, cycle, or just enjoy a ramble around the shores of the lake watching the many and varied birds including the osprey.

### **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

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

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.

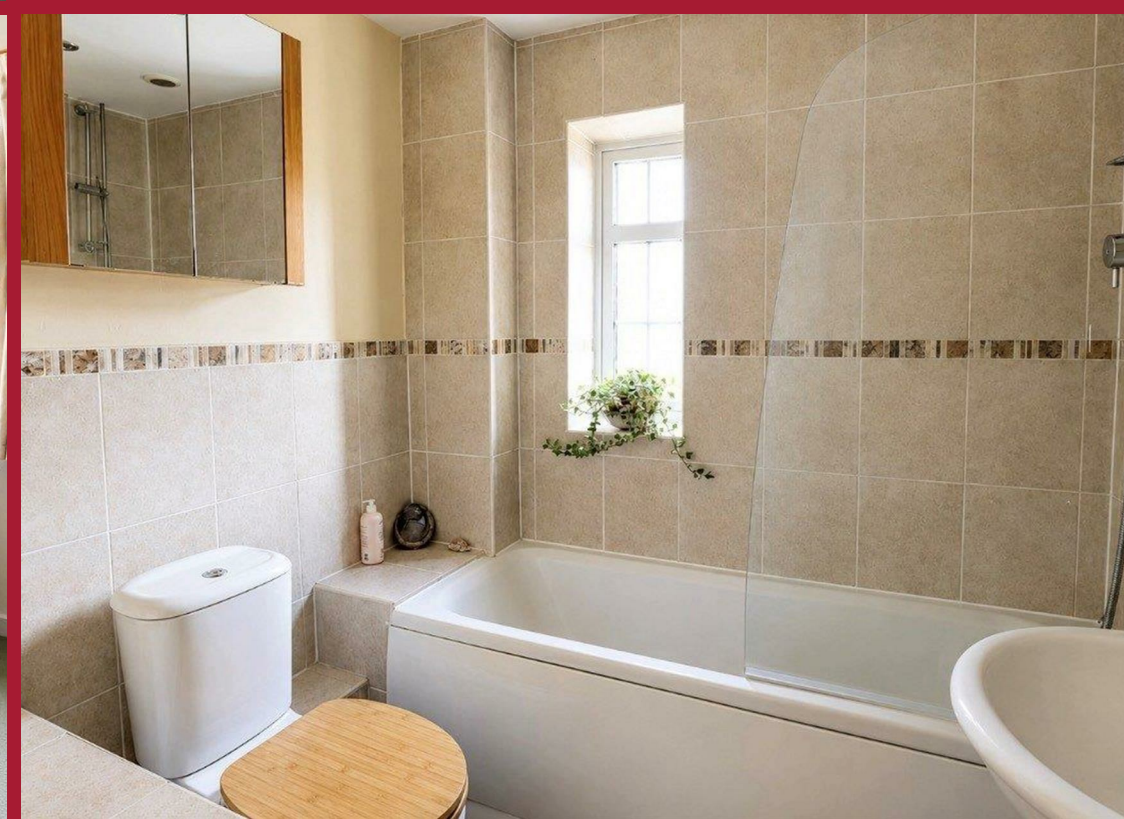
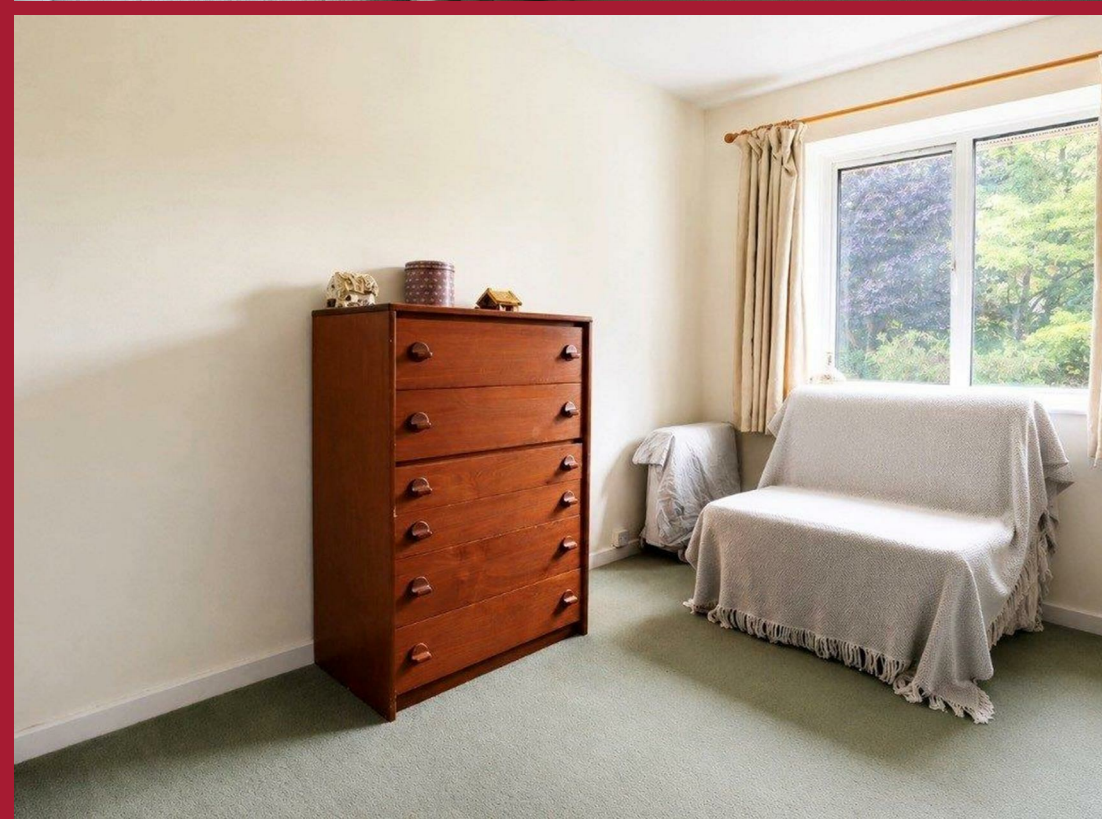
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

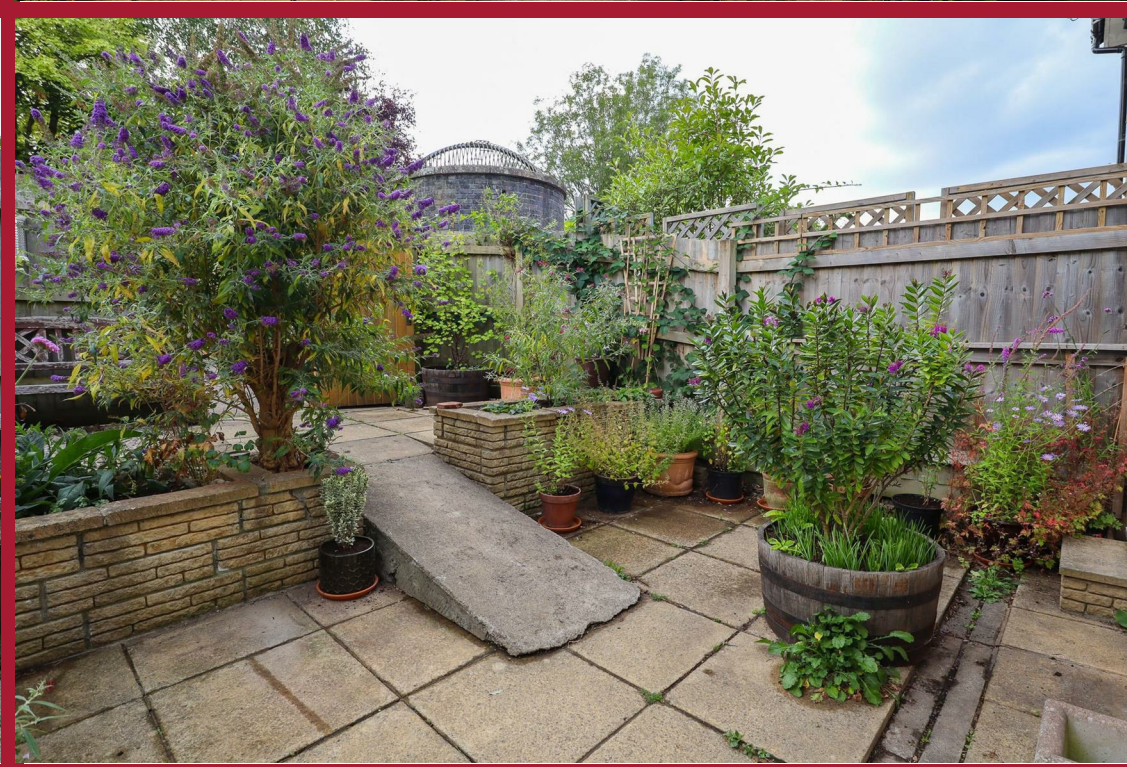
Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate









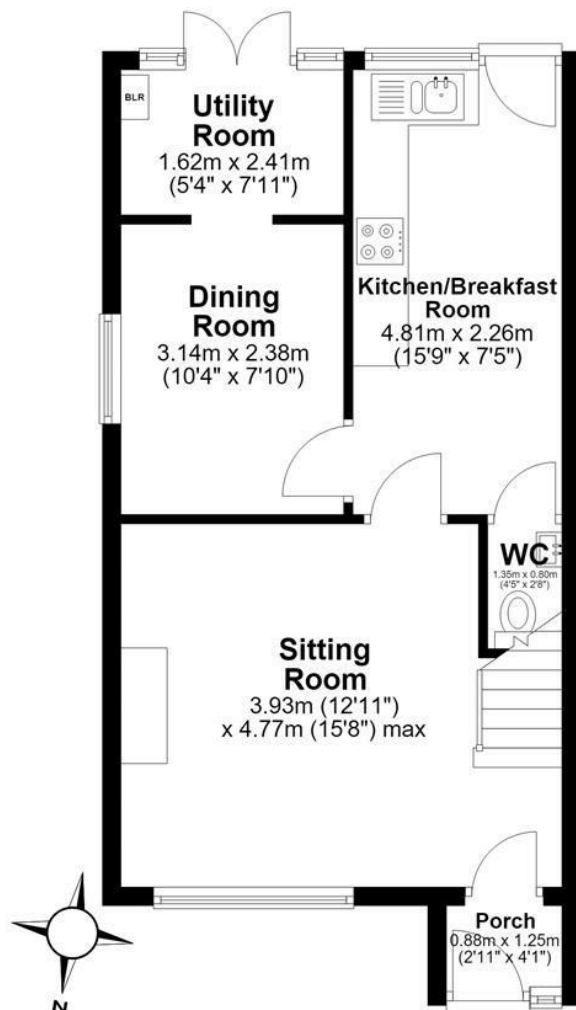




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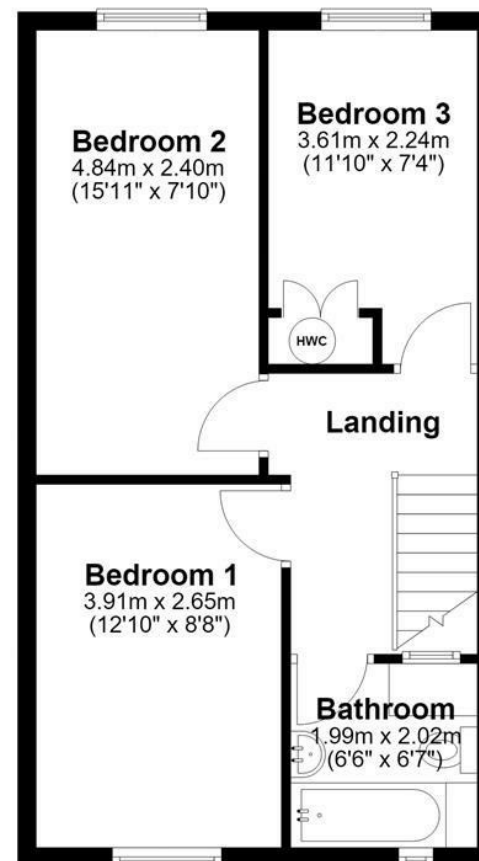
## Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 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 |         |           |
|                                             | 78      | 84        |

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