

**24 Lonsdale Way, Oakham, Rutland, LE15 6LR**
**Guide Price £299,950**

MURRAY
Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

**24 Lonsdale Way, Oakham, Rutland, LE15 6LR**
**Tenure: Freehold**
**Council Tax Band: C (Rutland County Council)**

MURRAY
Chartered Surveyors & Estate Agents

## DESCRIPTION

Extended and modernised semi-detached property with ample off-road parking and fully enclosed, landscaped rear garden situated in a popular residential area close to a well regarded primary school and town centre amenities.

Benefiting from gas central heating system with underfloor heating to part of the interior, the property offers a well-presented family accommodation which includes a superb open-plan Kitchen/Dining Room/Snug.

The interior can be summarised as follows:

GROUND FLOOR: Entrance Porch, Entrance Hall, WC, Living Room with log-burning stove, open-plan shaker-style Kitchen and Dining Room/Snug; FIRST FLOOR: three Bedrooms, Bathroom with separate shower cubicle.

Early viewing is highly recommended.

## ACCOMMODATION

## GROUND FLOOR

### Entrance Porch 1.93m x 1.73m (6'4" x 5'8")

Composite entrance door with leaded-light glazed inset, tiled floor with underfloor heating, window to side, access to:

### Entrance Hall

Radiator, tiled floor with underfloor heating, return staircase with open spindles leading to first floor.

### WC 1.24m x 0.66m (4'1" x 2'2")

Fitted low-level WC with small hand basin, tiled floor with underfloor heating, recessed ceiling spotlights.

### Living Room 5.00m max x 3.35m max (16'5" max x 11'0" max)

Log-burning stove set in fireplace recess with brick surround, slate hearth and heavy timber mantel above, radiator, window to front.

### Open-plan Kitchen & Dining Room/Snug

Excellent, contemporary living space flooded with light and featuring:

### Kitchen 2.74m x 2.44m (9'0" x 8'0")

Stylishly refitted in modern shaker style with a comprehensive range of units incorporating composite work surfaces with upstand, inset sink with grooved drainer and mixer tap, ample base cupboards and drawers and matching eye-level wall cupboards. Integrated appliances comprise Bosch dishwasher, wine cooler, Neff induction hob with extractor fan above and eye-level Neff oven. There is space for upright fridge-freezer.

Built-in shallow pantry cupboard, tiled floor with underfloor heating, recessed ceiling spotlights.

### Dining Room/Snug 4.90m x 2.54m (16'1" x 8'4")

Tiled floor with underfloor heating, feature roof lantern, recessed ceiling spotlights, two windows overlooking rear garden, external bi-fold doors giving access to rear patio and garden beyond.

## FIRST FLOOR

### Landing

Built-in airing cupboard with louvre doors, handrail with open spindles, loft access hatch, window to side.

### Bedroom One 3.66m max x 3.35m max (12'0" max x 11'0" max)

Radiator, window to rear.

### Bedroom Two 3.48m x 3.02m (11'5" x 9'11")

Radiator, window to front.

### Bedroom Three 2.39m x 2.16m (7'10" x 7'1")

Radiator, window to front.

### Bathroom 2.39m x 2.08m (7'10" x 6'10")

Refitted with contemporary white suite comprising low-level WC, wall-mounted vanity hand basin with mixer tap and cupboards beneath and double-ended panelled bath, separate corner corner shower cubicle with twin-head shower, fully tiled walls, chrome heated towel rail, tiled floor with underfloor heating, recessed ceiling spotlights, extractor fan, window to side.

**24 Lonsdale Way, Oakham, Rutland, LE15 6LR**
**Tenure: Freehold**
**Council Tax Band: C (Rutland County Council)**

MURRAY
Chartered Surveyors & Estate Agents

## OUTSIDE

### Parking
There is a gravel area of hard standing for up to three vehicles to the front of the property.

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

### Rear Garden
The fully enclosed rear garden has been landscaped to include a large, raised paved seating area immediately to the rear of the house, lawn and a further paved terrace at the top of the garden.

### Integral Store
Light and power, space for a tumble dryer, external door to rear garden.

## SERVICES
Mains electricity
Mains water supply
Mains sewerage
Boiler and underfloor heating, mains gas

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor and 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

**24 Lonsdale Way, Oakham, Rutland, LE15 6LR**
**Tenure: Freehold**
**Council Tax Band: C (Rutland County Council)**

MURRAY
Chartered Surveyors & Estate Agents

## 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.




























Hartwood











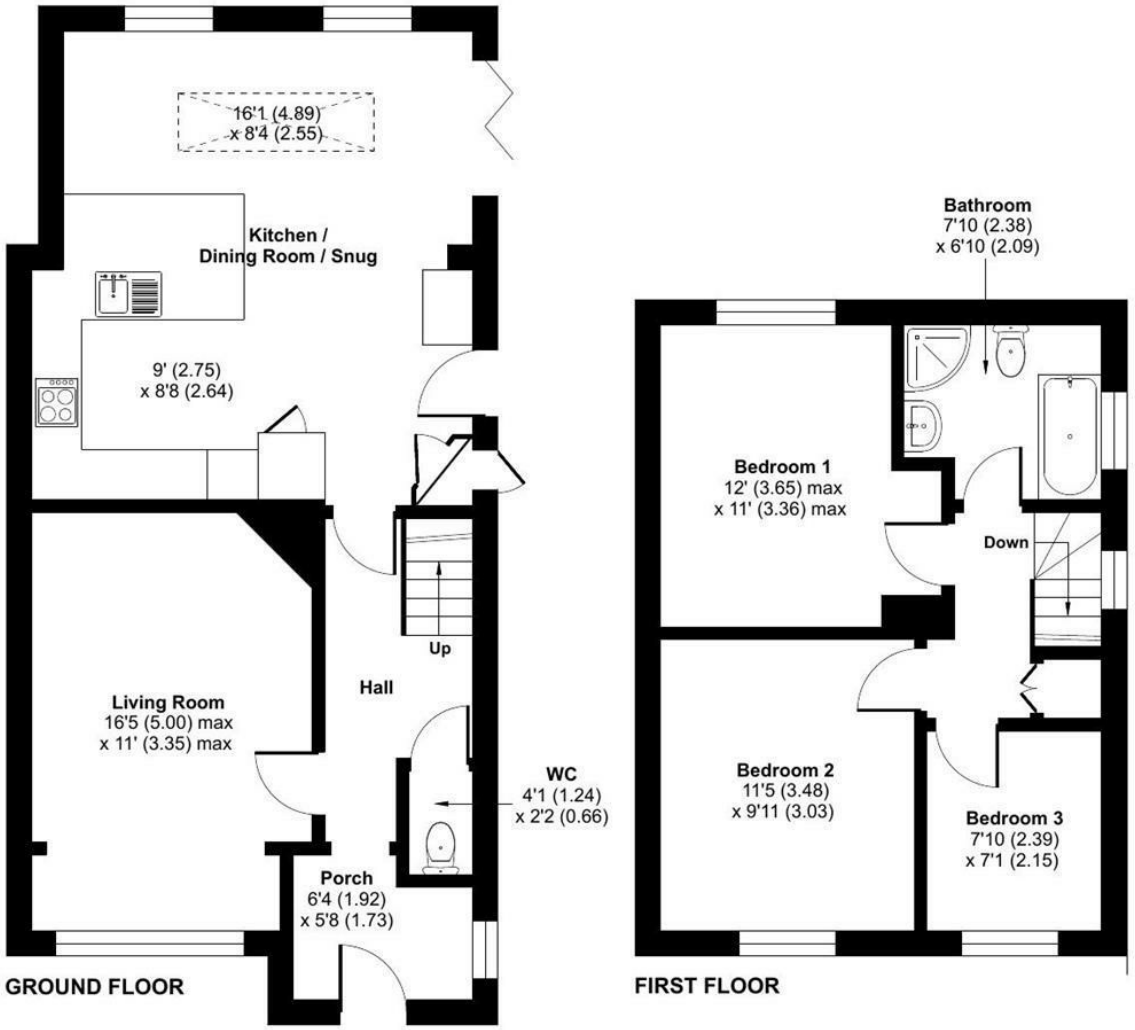


MURRAY

Chartered Surveyors & Estate Agents

Approximate Area = 1028 sq ft / 95.5 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). ©nichecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1484477

MURRAY
Chartered Surveyors & Estate Agents

