



MURRAY

**11 Knossington Road, Braunston, Rutland, LE15 8QX**  
**£315,000**



Chartered Surveyors & Estate Agents

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

**11 Knossington Road, Braunston, Rutland, LE15 8QX**  
**Council Tax Band: B (Rutland County Council)**  
**Tenure: Freehold**



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## DESCRIPTION

Improved semi-detached house occupying a good size plot with landscaped gardens and views over adjoining countryside on the edge of a desirable Rutland village.

The property provides well proportioned family accommodation which features an excellent living kitchen, three bedrooms and a refitted bathroom.

The interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Sitting Room with open fireplace, open-plan Living Kitchen, Inner Hall, two Stores, Rear Hall, WC, Utility Area; **FIRST FLOOR:** three Double Bedrooms, Bathroom, separate WC.

## ACCOMMODATION

### GROUND FLOOR

#### **Entrance Hall 0.97m x 1.63m (3'2" x 5'4")**

Main entrance door with glazed panel, Karndean flooring, stairs leading to first floor.

#### **Sitting Room 3.51m x 3.18m (11'6" x 10'5")**

Open fireplace with timber beam above, fitted wall shelving to side of fireplace, radiator, window to front elevation.

#### **Living Kitchen 6.71m x 3.51m max (22'0" x 11'6" max)**

Open-plan living space incorporating:

#### **Kitchen Area**

Range of fitted units featuring timber effect work surfaces with tiled splashbacks, matching breakfast bar area with room for stools, inset 1.5 bowl single drainer stainless steel sink, grey fronted base cupboard and drawer units and matching eye level wall cupboards. Integrated appliances comprise electric oven and ceramic hob with stainless steel splashback and matching extractor hood above.

Karndean flooring, recessed ceiling spotlights, dual aspect windows to side and rear elevation with lovely views over garden and fields beyond.

#### **Seating/Dining Area**

Decorative fireplace recess, radiator, Karndean flooring, window to front elevation.

#### **Pantry 1.52m x 1.24m (5'0" x 4'1")**

(off kitchen)

Fitted cupboard, space and plumbing for dishwasher, space for fridge.

#### **Inner Hall 2.31m x 1.32m (7'7" x 4'4")**

Radiator, Karndean flooring.

#### **Store (1) 0.91m x 0.91m (3'0" x 3'0")**

Currently used as office area.

#### **Store (2) 1.17m x 1.37m (3'10" x 4'6")**

Space for fridge and storage, Karndean flooring.

#### **Rear Hall 3.00m x 1.50m + 0.84m x 1.70m (9'10" x 4'11" + 2'9" x 5'7")**

('L'-shaped)

Electric heater, space for coat hooks and storage, external door to rear garden.

#### **WC 0.71m x 1.47m (2'4" x 4'10")**

White suite comprising low level WC and wash hand basin, Karndean flooring.

#### **Utility Area 1.60m x 1.73m (5'3" x 5'8")**

Fitted units (to match kitchen) comprising timber effect worktop with upstand and inset single drainer stainless steel sink, base cupboards beneath and wall mounted cupboards above. Space and plumbing for washing machine, Warmflow oil fired boiler.

## FIRST FLOOR

#### **Landing 3.58m max x 1.65m min (11'9" max x 5'5" min)**

Radiator, fitted shelving for linen storage, loft access hatch, window to rear elevation overlooking garden and countryside beyond.

#### **Bedroom One 3.56m x 4.09m (11'8" x 13'5")**

Fitted wardrobe, radiator, window to front elevation.

#### **Bedroom Two 3.18m x 3.20m (10'5" x 10'6")**

Fitted wardrobe, radiator, window to front elevation.

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**Bedroom Three 3.05m x 3.35m max (10'0" x 11'0" max)**

Fitted wardrobe, radiator, window to rear elevation enjoying a lovely outlook over garden and adjoining fields.

**Bathroom 1.68m x 1.70m (5'6" x 5'7")**

White suite comprising rectangular hand basin set within unit with vanity cupboards beneath and panelled bath with tiled surround, wall mounted and deluge shower above and glass screen. Radiator, tiled floor, window to rear elevation.

**WC 0.89m x 1.68m (2'11" x 5'6")**

White suite comprising low level WC and wash hand basin, radiator, part tiled walls, tiled floor, window to side elevation.

**OUTSIDE**

**Gardens**

To the front of the property there is a good size garden mainly laid to lawn with raised beds and inset saplings to the top boundary.

A timber hand gate to the side of the house gives access to paved and gravelled area of side garden providing storage and rear garden beyond.

The rear garden takes in views over adjoining open countryside and has been attractively landscaped to include paved pathways, shaped lawns, timber

decked seating area and two useful timber-clad stores.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
1200l oil tank

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

**Parking**

On-street parking.

**BRAUNSTON IN RUTLAND**

Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to

Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

**COUNCIL TAX**

Band B  
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

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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.

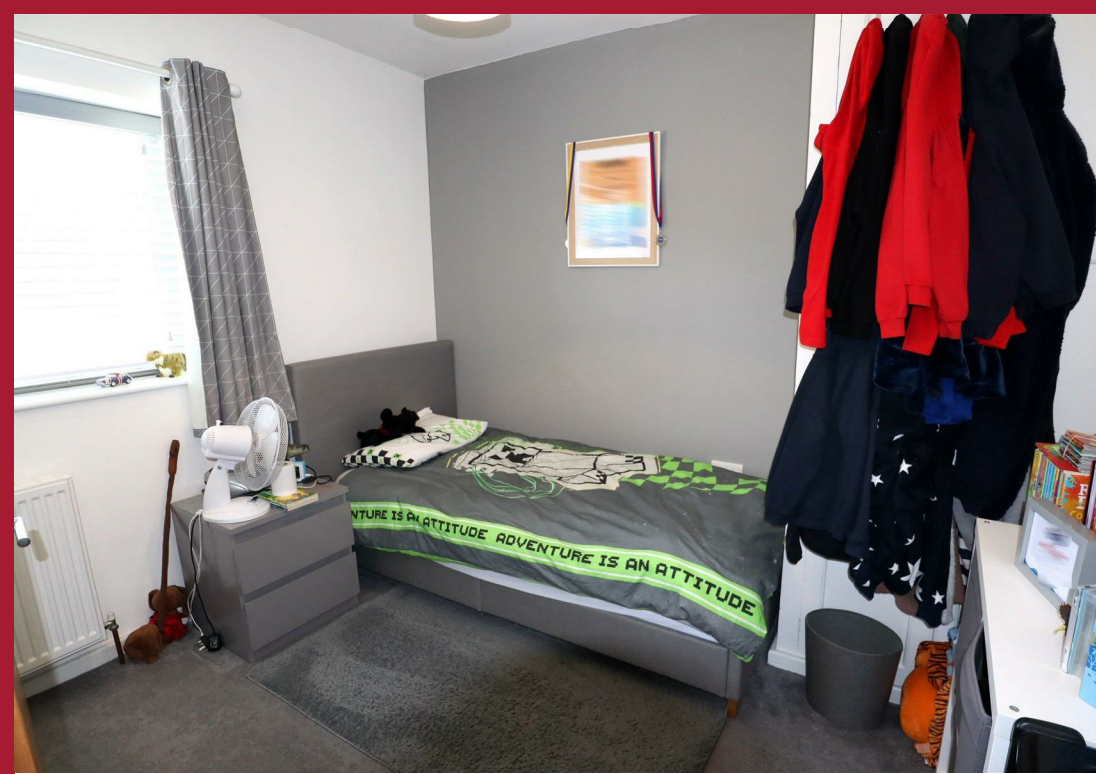
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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







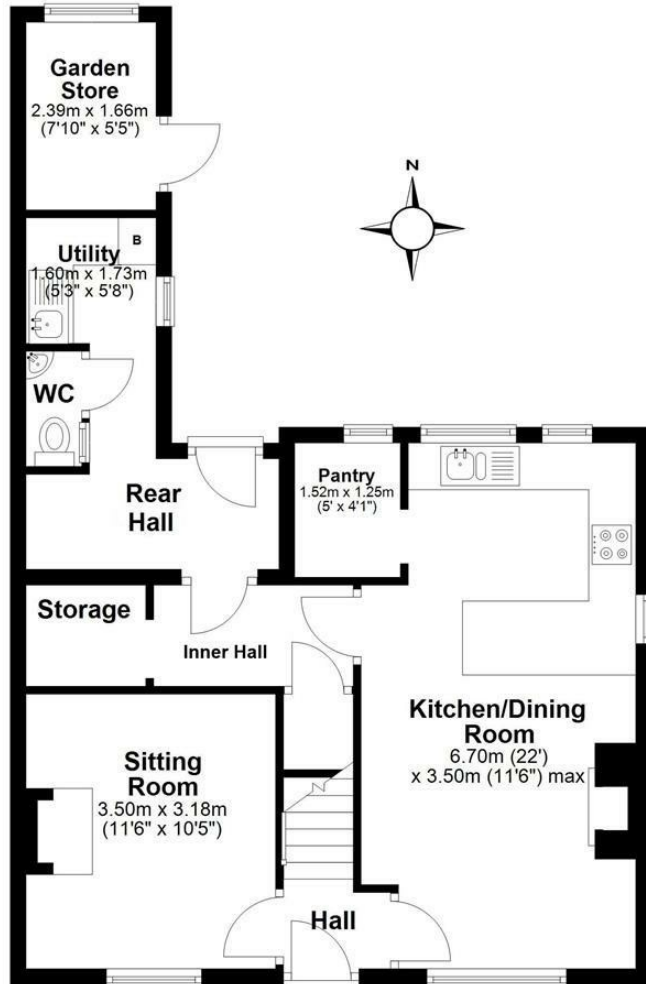




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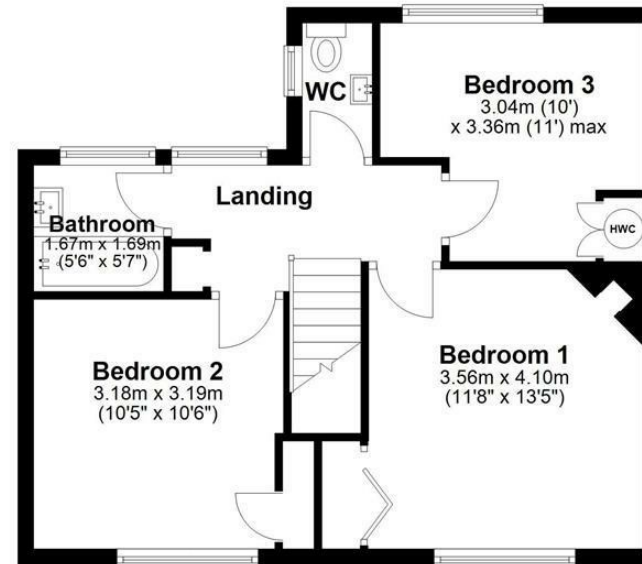
### Ground Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 106.7 sq. metres (1148.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	63

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC