



**28 Kilburn End, Oakham, Rutland, LE15 6LW**  
**Offers In Excess Of £270,000**



Chartered Surveyors & Estate Agents

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**28 Kilburn End, Oakham, Rutland, LE15 6LW**  
**Tenure: Freehold**  
**Council Tax Band: C (Rutland County Council;)**



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## **DESCRIPTION**

Modern middle-terrace townhouse with integral single Garage, two additional off-road parking spaces and attractively landscaped rear garden set in a popular residential area of Oakham.

The property offers flexible and tastefully presented accommodation which benefits from gas central heating system and full double glazing. The interior is arranged over three storeys and can be summarised as follows:

**GROUND FLOOR:** Entrance Hall, Shower Room, Bedroom Three, Utility Room;

**FIRST FLOOR:** Sitting Room, Kitchen/Diner;

**SECOND FLOOR:** Master Bedroom with en-suite Shower Room, further Double Bedroom with en-suite Bathroom.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Hall**

Double glazed front entrance door, built-in double cloaks cupboard with integral hanger rail, built-in airing cupboard housing hot water cylinder, radiator, laminate flooring, recessed ceiling spotlights, stairs leading to first floor, door to integral Garage.

#### **Shower Room 2.62m x 0.84m (8'7" x 2'9")**

White suite comprising low-level WC and pedestal hand basin with tiled splashback, tiled shower cubicle, radiator, tiled flooring, recessed ceiling spotlights, extractor fan.

#### **Bedroom Three 2.69m x 2.64m (8'10" x 8'8")**

Radiator, window to rear.

#### **Utility Room 2.69m x 1.73m (8'10" x 5'8")**

Fitted worktop with matching upstand and inset single drainer stainless steel sink unit, base cupboards and two appliance spaces (one of them with hot and cold plumbing) beneath, matching eye-level cupboard housing Potterton gas central heating boiler.

Radiator, tiled flooring, extractor fan, half-glazed external door to rear.

### **FIRST FLOOR**

#### **Landing**

Hand rail with turned spindles, stairs leading to second floor.

#### **Sitting Room 5.74m max x 4.47m (18'10" max x 14'8")**

Elegant fireplace housing coal-effect gas fire, two radiators, laminate flooring, recessed ceiling spotlights, two windows to front.

#### **Kitchen/Diner 3.33m max x 4.45m (10'11" max x 14'7" )**

Range of fitted units incorporating worktops with tiled

splashbacks, inset single drainer stainless steel sink with mixer tap, ample base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted cabinet. Integrated appliances comprise Whirlpool electric oven and 4-ring gas hob with extractor above. Included in the sale are undercounter dishwasher and freestanding upright fridge-freezer.

Radiator, tiled flooring, two windows to rear.

### **SECOND FLOOR**

#### **Landing**

Hand rail with turned spindles.

#### **Master Bedroom 4.32m max x 4.45m incl wardrobes (14'2" max x 14'7" incl wardrobes)**

Full-width range of attractive, modern fitted wardrobes with inset mirrors to central doors, radiator, two windows overlooking rear garden.

#### **En-suite Shower Room 1.70m x 1.80m (5'7" x 5'11")**

White suite comprising low-level WC and vanity hand basin with mixer tap and cupboards beneath, corner shower cubicle, fully tiled splashbacks, tiled flooring, radiator, recessed ceiling spotlights, extractor fan.

#### **Bedroom Two 3.10m x 4.47m incl wardrobes (10'2" x 14'8" incl wardrobes)**

Full-width range of attractive, modern fitted wardrobes to one wall, radiator, two windows to front.

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**En-suite Bathroom 1.57m x 1.80m (5'2" x 5'11")**

White suite comprising low-level WC, vanity hand basin with mixer tap and cupboards beneath and panelled bath with mixer shower, tiled splashbacks, tiled flooring, radiator, recessed ceiling spotlights, extractor fan.

**OUTSIDE**

**Integral Single Garage 5.46m x 2.44m (17'11" x 8'0")**

Light and power, up and over door.

**Front Garden**

To the front of the property is a tarmac driveway which gives access to the garage and provides two off-road parking spaces. Adjoining the driveway is a pathway leading to the front door.

**Rear Garden**

The fully enclosed, south-facing rear garden has been attractively landscaped to feature paved patio area immediately to the rear of the house, shaped lawn with adjoining gravel pathway running the length of the garden and borders stocked with a variety of bushes and specimen trees and plants. There is hardstanding for a shed and a further private seating area at the top of the garden.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage

Gas central heating

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

Broadband availability:

Mobile signal availability:

EE - good outdoor and in-home

O2 - good outdoor, variable in-home

Three - good outdoor and in-home

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.

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**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.







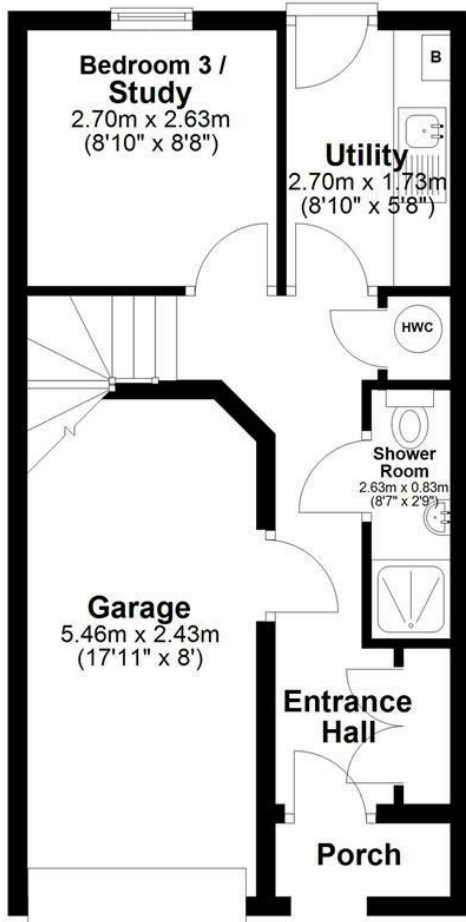




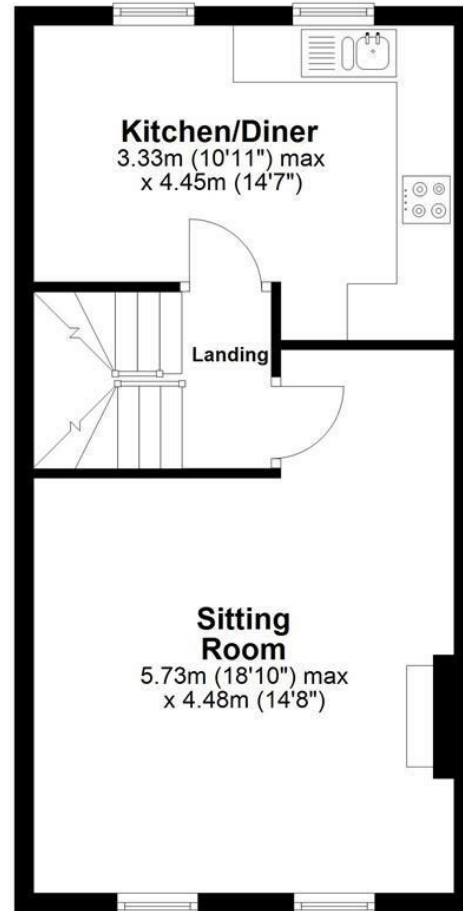


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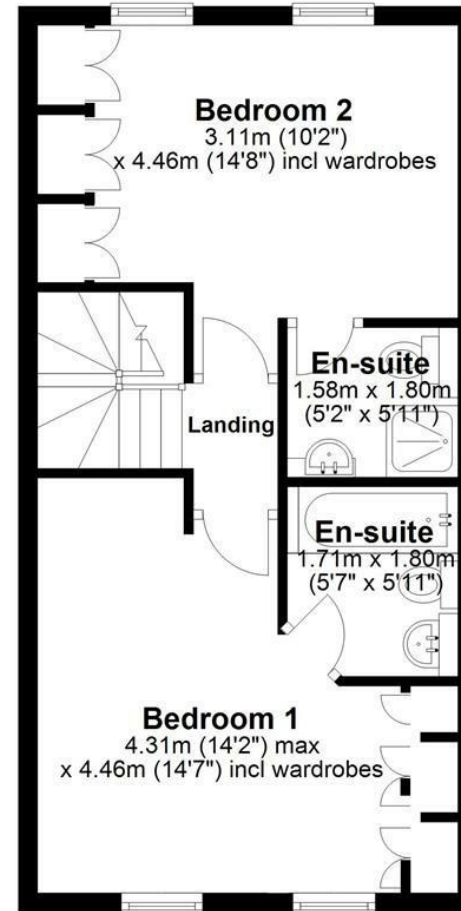
**Ground Floor**  
Approx. 40.7 sq. metres (438.4 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (437.5 sq. feet)



**Second Floor**  
Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 122.4 sq. metres (1317.0 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		
		<b>76</b>
		<b>81</b>
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		