



34 Trent Road, Oakham, Rutland, LE15 6HF
Guide Price £425,000



Chartered Surveyors & Estate Agents

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34 Trent Road, Oakham, Rutland, LE15 6HF
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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DESCRIPTION

Much-improved detached house occupying a pleasant corner plot of good size with detached single garage, ample off-road parking and enclosed rear garden within an established residential area on the edge of Oakham.

Benefiting from gas-fired central heating system and full double glazing, the accommodation features an excellent open-plan Kitchen/Diner and contemporary sanitary wear to bathroom and WC. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Lobby, WC, Living Room with feature log-burning stove, Kitchen/Diner, Study, Side Lobby, Utility;

FIRST FLOOR: four Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

UPVC double-glazed entrance door with matching glazed side panel, stairs leading to first floor, internal doors to WC and Living Room, access to Kitchen/Diner.

WC 1.14m x 2.16m (3'9" x 7'1")

Contemporary white suite comprising concealed-cistern WC with vanity top above and storage to sides and hand basin with mixer tap set in unit with

storage beneath, chrome heated towel rail, window to front.

Living Room 6.81m max x 3.91m max (22'4" max x 12'10" max)

Generously-proportioned reception room featuring Flavel log-burning stove set on stone hearth in feature recess, two radiators, wall-light point, two windows overlooking garden and multi-pane double doors with glazed side panel to Kitchen/Diner.

Open-plan Kitchen/Diner 5.56m max x 5.21m max (18'3" max x 17'1" max)

featuring:

Kitchen Area

Range of attractive modern units incorporating granite-effect work surfaces with tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap above, base cupboards and drawers, matching eye-level wall cupboards and contrasting island unit with breakfast bar and further storage beneath. Included in the sale is Belling range-style cooker with stainless steel extractor hood above.

There is undercounter space and plumbing for dishwasher and space for American-style fridge-freezer.

Recessed ceiling spotlights, internal door to Study, window overlooking garden.

Dining Area

Two designer-style upright radiators, understairs pantry, French doors to garden.

Study 3.76m x 3.45m (12'4" x 11'4")

Radiator, window side, internal door to Side Lobby.

Side Lobby

Radiator, access to Utility, external door to garden.

Utility 2.77m x 1.52m (9'1" x 5'0")

Fitted worktop with inset single drainer stainless steel sink and space and plumbing for washing machine beneath, wall-mounted cupboards (to match kitchen), wall-mounted Worcester gas central heating boiler, fitted coat hooks, window to side.

FIRST FLOOR

Landing

Access to the bedrooms and bathroom.

Bedroom One 3.53m x 3.33m (11'7" x 10'11")

Three fitted double wardrobes with top boxes, radiator, window to side.

Bedroom Two 3.71m x 2.72m (12'2" x 8'11")

Built-in over-stairs cupboard, built-in single wardrobe, radiator, loft access hatch, window overlooking garden.

Bedroom Three 2.87m x 2.18m (9'5" x 7'2")

Walk-in wardrobe with access to further storage behind (1.68m x 1.09m / 5'6" x 3'7"), radiator, window to side.

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Bedroom Four 4.29m max x 2.82m max (14'1" max x 9'3" max)

Radiator, recessed ceiling spotlights, window to side.

Bathroom 1.68m x 3.20m (5'6" x 10'6")

Contemporary white suite comprising panelled bath with handheld shower attachment, concealed-cistern WC and hand basin with mixer tap set in vanity unit with storage beneath, separate large walk-in shower with dual-head Mira shower, mermaid boarding to splashbacks, chrome heated towel rail, recessed ceiling spotlights, extractor fan, high-level window to rear.

OUTSIDE

Detached Single Garage 5.13m x 3.53m (16'10" x 11'7")

Light and power, electric roller-shutter door, double-glazed window and personnel door to garden.

Front Garden

The open-plan front garden is arranged to include areas of lawn flanking shaped, block-paved driveway leading to the garage and providing off-road parking for several vehicles.

A double hand gate between the house and the garage links the front and rear of the property.

Rear Garden

The fully enclosed rear garden has been landscaped to include brick-paved patio immediately to the rear of

the house, adjoining lawn with deep border and a paved seating area at the top end of the garden. There is outside tap.

Included in the sale is a useful garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Ultrafast
Mobile signal availability:

EE - good outdoor, variable in-home
O2 - good outdoor, variable in-home
Three - good outdoor
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.

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 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

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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.









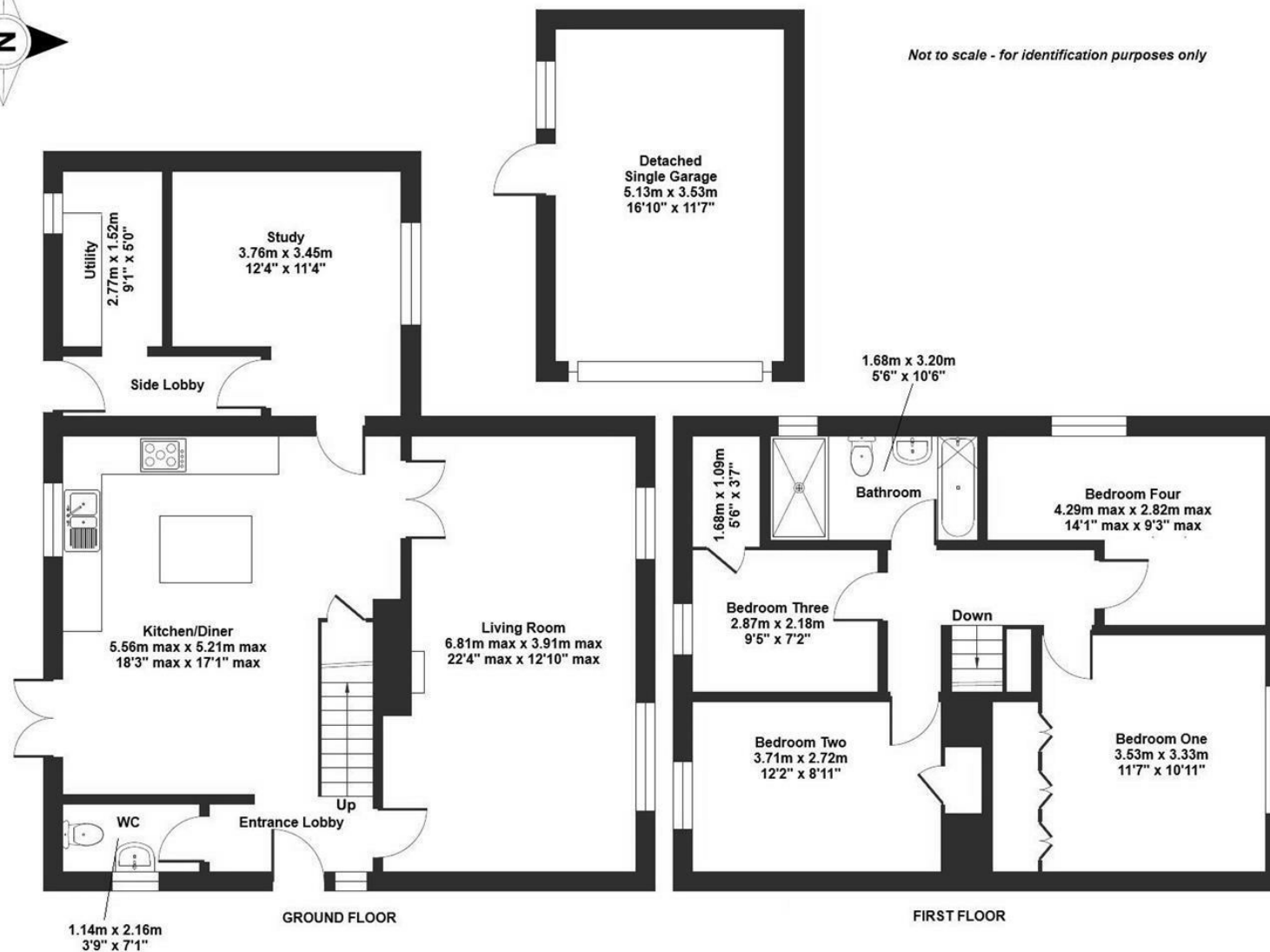






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Not to scale - for identification purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

England & Wales EU Directive 2002/91/EC