



45 Burley Crescent, Oakham, Rutland, LE15 7LG
Guide Price £219,000



Chartered Surveyors & Estate Agents

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45 Burley Crescent, Oakham, Rutland, LE15 7LG

Tenure: Freehold

Council Tax Band: B (Rutland County Council)



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DESCRIPTION

Beautifully presented semi-detached house with two off-road parking spaces and south-facing garden backing onto fields situated in a popular area of the historic market town of Oakham. Burley Crescent provides a peaceful setting while still being within easy reach of the amenities.

The property is offered for sale in excellent decorative order and provides tastefully appointed accommodation with good quality fixtures and fittings throughout which include, among others, modern shaker-style kitchen and refitted bathroom.

With gas-fired central heating system and full double glazing, the well-proportioned accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, Breakfast Kitchen; **FIRST FLOOR:** two Double Bedrooms, Bathroom.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed entrance door, designer-style upright radiator, Amtico herringbone flooring, archways to Kitchen and Lounge.

There is an excellent, large utility cupboard with attractive bi-fold doors housing fitted shelving, worktop with tiled splashback and space with plumbing for a washing machine, as well as space for a freezer beneath.

Cloakroom/WC

Contemporary suite comprising concealed-cistern WC and wall-mounted vanity hand basin with mixer tap, tiled splashback and storage beneath. Radiator, Amtico herringbone flooring, window to front.

Lounge 4.43m x 3.28m (14'6" x 10'9")

Radiator, Amtico herringbone flooring, staircase with open spindles to first floor, recessed ceiling spotlights, French doors with matching glazed side panels giving access to the south-facing rear garden.

Breakfast Kitchen 3.65m x 2.35 (11'11" x 7'8")

Refitted in a modern shaker style with a range of units incorporating work surfaces with feature tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with hot water tap, base soft-close cupboards and drawers with cup handles and contrasting eye-level soft-close wall cupboards, one of which houses gas central heating boiler.

Included in the sale is a DeLongi range-style cooker with five-ring gas hob, glass splashback and contemporary extractor fan above. Undercounter space with plumbing for dishwasher, undercounter space for fridge.

Radiator, Amtico herringbone flooring, window to front, archway to Lounge.

FIRST FLOOR

Landing

Radiator, loft access hatch, built-in airing cupboard with radiator and slatted shelving, window to side.

Bedroom One 4.19m x 3.78m (13'9" x 12'5")

Built-in cupboard with hanger rail, radiator, window to rear overlooking garden and countryside beyond.

Bedroom Two 4.45m x 2.74m (14'7" x 9'0")

Radiator, window to front.

Bathroom

Refitted with contemporary white suite comprising concealed-cistern Rak Ceramics WC, wall-mounted Rak Ceramics hand basin with mixer tap and storage beneath and 'P'-shaped panelled bath Mira shower above. Fully tiled splashbacks, radiator, shaver point, window to front.

OUTSIDE

Parking

To the side of the property there is a brick-paved area of hard standing (with outside tap) providing off-road parking for two vehicles.

Gardens

To the front of the property there is an area of garden with shaped lawn and attractive borders.

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A timber hand gate to the side of the house gives access to the rear garden.

The fully enclosed, south-facing rear garden backs onto fields and has been arranged to include a paved patio area immediately to the rear of the house, lawns with well-stocked borders and inset beds.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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 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 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.

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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.





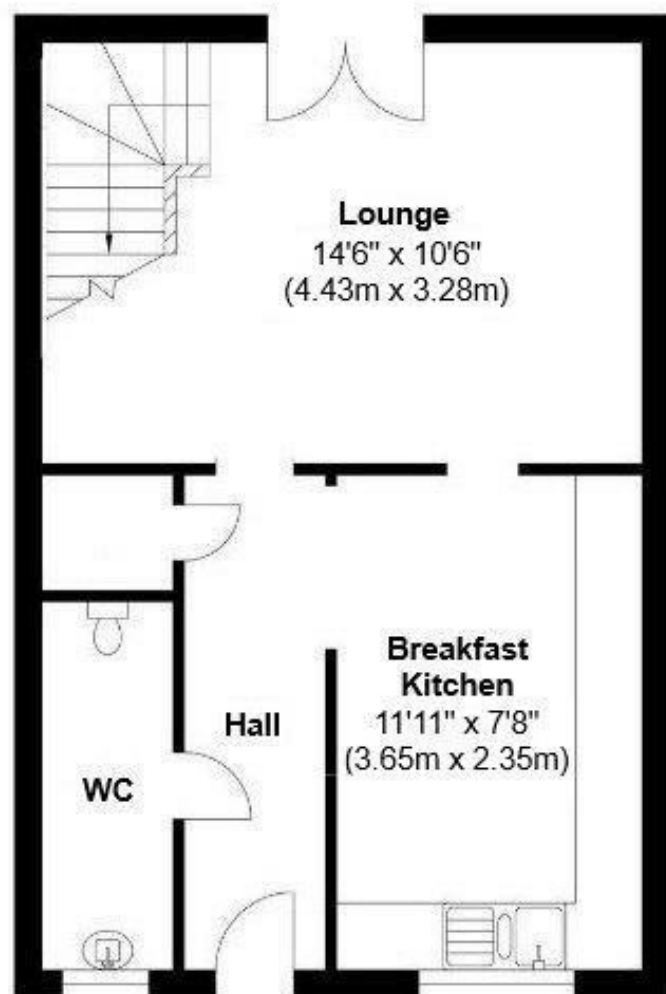




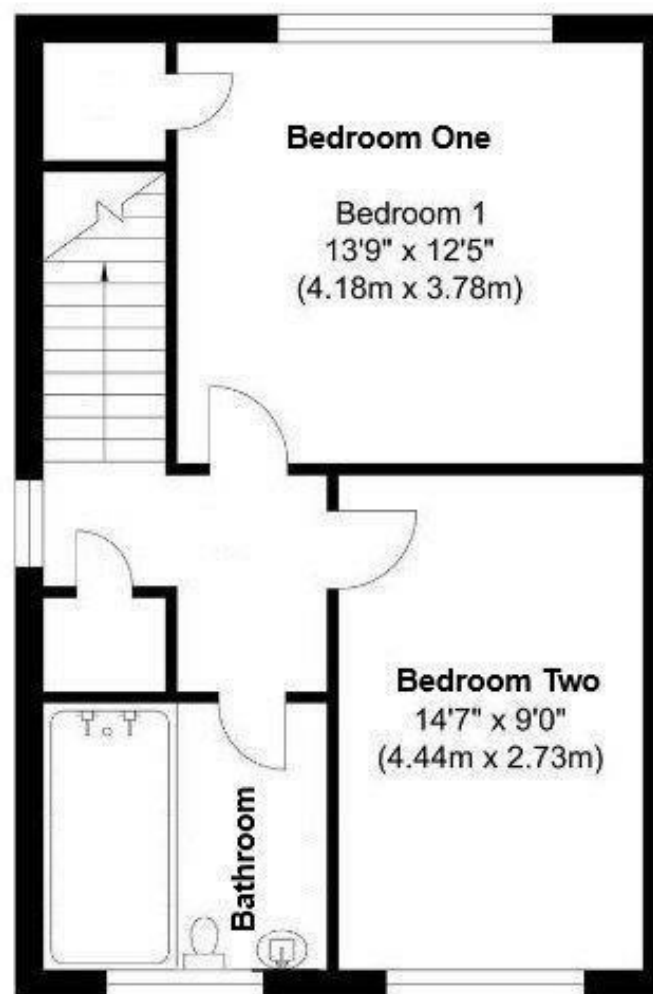




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Ground Floor



First Floor

Bathroom

Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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