18 Harborough Close, Whissendine, Rutland, LE15 7PB
Asking Price £199,000

MURRAY
Chartered Surveyors & Estate Agents

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18 Harborough Close, Whissendine, Rutland, LE15 7PB
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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DESCRIPTION
Modern semi-detached house with ample off-road parking and enclosed rear garden situated in a desirable Rutland village between Oakham and Melton Mowbray.

Benefiting from gas central heating and full double glazing, the accommodation is presented in good decorative order throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, Kitchen/Diner;

FIRST FLOOR: two Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
UPVC double-glazed entrance door, internal doors to WC and Lounge.

WC 1.40m x 0.94m (4'7" x 3'1")
White suite comprising low-level WC and wall-mounted hand basin with tiled splashback, radiator, window to front.

Lounge 31.47m x 3.23m (103'3" x 10'7")
Radiator, stairs leading to first floor, window to front, internal door to Kitchen/Diner.

Open-plan Kitchen/Diner 2.74m max x 4.24m (9'0" max x 13'11")

Kitchen Area
Range of fitted base and wall-mounted units, inset 1.5-bowl single drainer stainless steel sink with mixer tap, built-in Electrolux electric oven and 4-ring gas hob, undercounter space and plumbing for washing machine, further undercounter appliance space, wall-mounted Ideal gas central heating boiler.

Tiled splashbacks, window overlooking rear garden.

Dining Area
Radiator, sliding patio doors giving access to rear garden.

FIRST FLOOR

Landing
Radiator, loft access hatch, window to rear.

Bedroom One 3.51m max x 4.27m (11'6" max x 14'0")
Built-in storage cupboard with slatted shelving, radiator, window to rear overlooking garden.

Bedroom Two 3.38m x 2.06m (11'1" x 6'9")
Radiator, window to front.

Bathroom 1.85m x 2.06m (6'1" x 6'9")
White suite comprising low-level WC, pedestal hand basin and panelled bath with Mira shower above. Fully tiled splashbacks, radiator, window to front.

OUTSIDE

Parking
There is a larger-than-average tarmac driveway to the side of the property providing off-road parking for up to three vehicles.

Gardens
To the front of the property there is an open-plan area of lawn with pathway leading to the front door.

The south-east-facing rear garden is fully enclosed and mainly laid to lawn with borders, paved patio area, outside tap and a timber hand gate providing external access to the rear garden form the driveway.

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
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,

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telephone or television points have been tested by the Selling Agents.

WHISSENDINE

Whissendine is an interesting Rutland village which lies approximately 5 miles to the north-west of Oakham and 6.5 miles to the south-east of Melton Mowbray.

Within the village there are two public houses, a church and a highly regarded primary school. In addition, there is a sports complex with playing fields and cricket ground.

In both Melton Mowbray and Oakham there is a good range of shops which cater for most needs together with regular produce markets, as well as doctors, dentists and opticians.

For schooling, in addition to the local village school there is a range of Local Authority schools in both Oakham and Melton Mowbray, and these complement the range of private schools also available in the area.

For commuters, there is a British Rail terminal at Oakham where there are train services to Leicester, Birmingham, Peterborough and Ketterinh at the latter two destinations there are good services to London, King's Cross. A number of people who live in Whissendine commute to other centres and these include Nottingham, Leicester and Loughborough.

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.

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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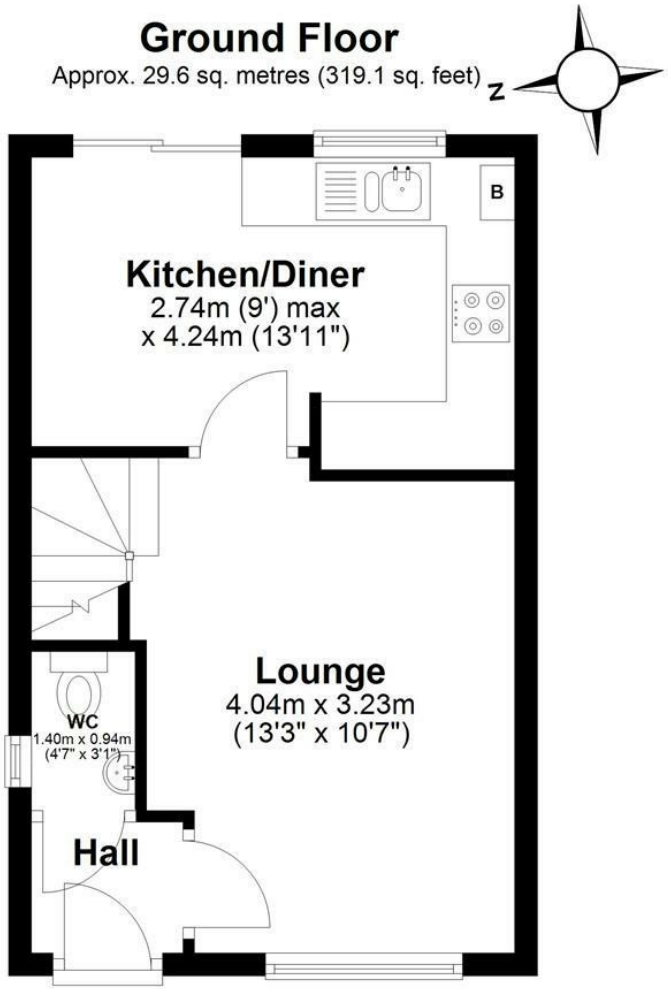
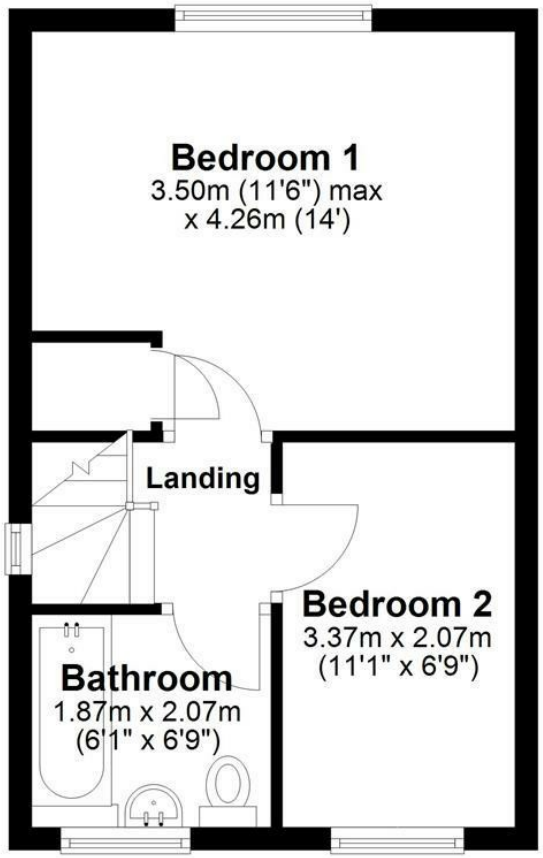
Ground Floor

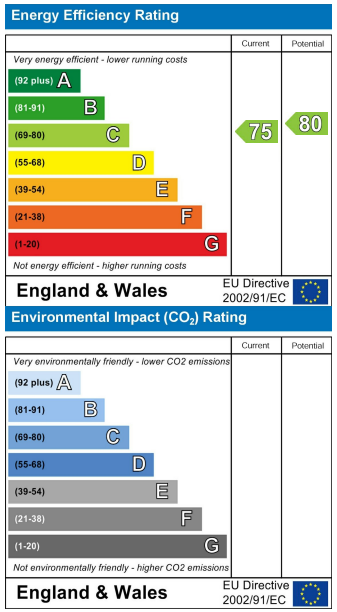
Approx. 29.6 sq. metres (319.1 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)





Total area: approx. 59.3 sq. metres (638.7 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.