

25 Bullfinch Close, Oakham, Rutland, LE15 6BS
Asking Price £235,000

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Chartered Surveyors & Estate Agents

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25 Bullfinch Close, Oakham, Rutland, LE15 6BS
Tenure: Freehold
Council Tax Band: B (Rutland County Council)

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A tastefully presented, three-bedroom semi-detached home with off-road parking for two vehicles and a beautifully landscaped south-facing rear garden. This property is ideally positioned within an established residential area on the edge of Oakham.







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Benefiting from gas-fired central heating and full double glazing, the property offers a very well maintained accommodation which features a refitted, contemporary kitchen. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Porch, WC, Hallway, Kitchen, Living/Dining Room; FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch
UPVC double-glazed entrance door, built-in cloaks cupboard, internal doors to WC and Hallway.

WC 0.79m x 1.91m (2'7" x 6'3")
Two-piece suite comprising low-level WC and wall-mounted hand basin with tiled splashback, radiator, solid wood floor, window to front.

Hallway 2.97m x 1.75m (9'9" x 5'9")
Radiator, solid wood floor, staircase with open spindles to first floor, access to Kitchen, door to Living/Dining Room.

Kitchen 2.95m x 2.29m (9'8" x 7'6")
Stylishly refitted with a range of contemporary units incorporating wood-effect work surfaces with upstand, high-gloss, soft-close cupboards and drawers and matching eye-level wall cupboards.

Integrated appliances comprise fridge-freezer, CDA electric double oven, Lamona induction hob with splashback and stainless steel extractor hood above, eye-level Lamona microwave and new Hotpoint slimline dishwasher. There is undercounter space with plumbing for washing machine

Baxi gas central heating boiler, metro tiles to splashbacks, window to front.

Living/Dining Room 4.70m x 4.19m (15'5" x 13'9")
Log-effect electric fire set in elegant feature surround with matching raised hearth, two radiators, solid wood floor, understairs cupboard, window and French doors to rear garden.

FIRST FLOOR

Landing
Built-in airing cupboard housing hot water cylinder, hatch with retractable ladder giving access to half-boarded and insulated loft.

Bedroom One 2.84m x 4.19m incl wardrobes (9'4" x 13'9" incl wardrobes)
Two fitted double wardrobes, radiator, two windows overlooking rear garden.

Bedroom Two 2.97m x 2.34m (9'9" x 7'8")
Radiator, window to front.

Bedroom Three 3.00m x 1.91m (9'10" x 6'3")
Built-in double wardrobe, radiator, window to front.

Bathroom 1.80m x 2.34m (5'11" x 7'8")
Modern white suite comprising low-level, rectangular hand basin with mixer tap and vanity cupboards beneath and panelled bath with mixer tap and Mira power shower above. Chrome heated towel rail, fully tiled splashbacks, tiled floor, electric mirror, shaver point, window to side.

OUTSIDE

Front Garden
The property is accessed via a shaped brick-paved driveway which provides off-road parking for up to two vehicles to the front and side of the house. Adjoining the driveway is a border with inset shrubs.

A hand gate to the side of the house links front and rear of the property.

Rear Garden
The fully enclosed rear garden enjoys a southerly aspect and is privately screened by mature bushes and hedging. The garden has been attractively arranged to include a paved patio immediately to the rear of the house, adjoining lawn with well-stocked borders and a paved area with a shed to the side.

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:

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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.

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.

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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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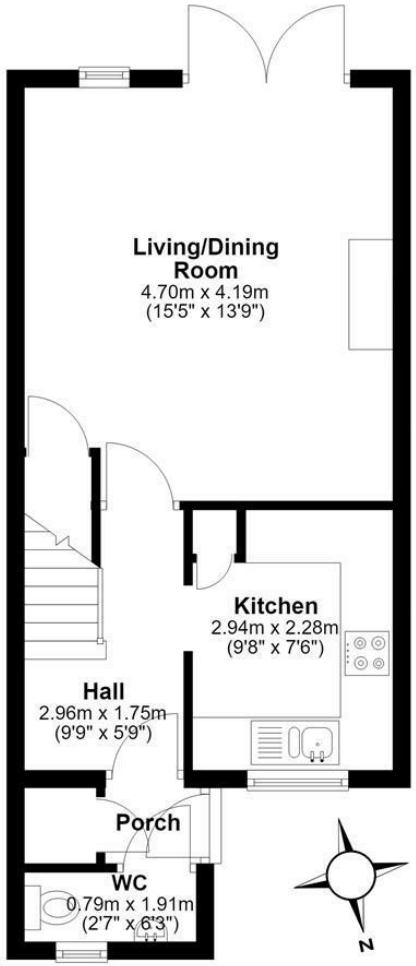






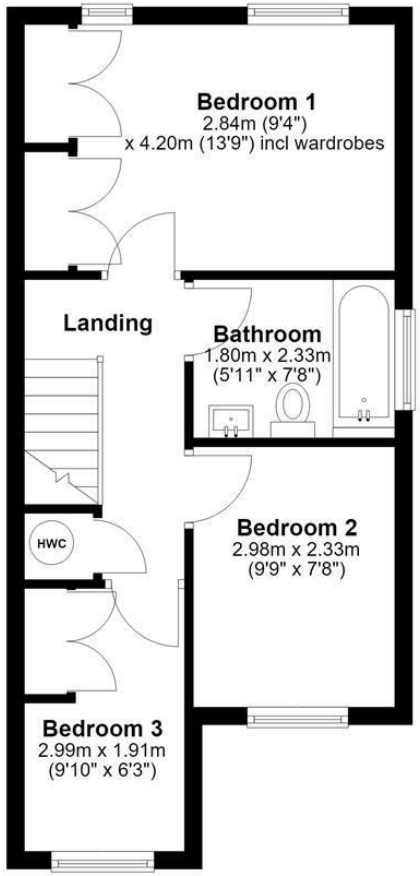
Ground Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



First Floor

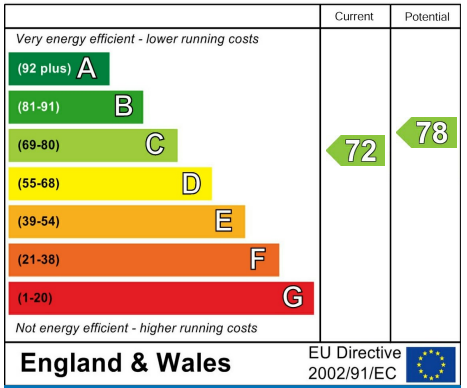
Approx. 36.3 sq. metres (390.7 sq. feet)



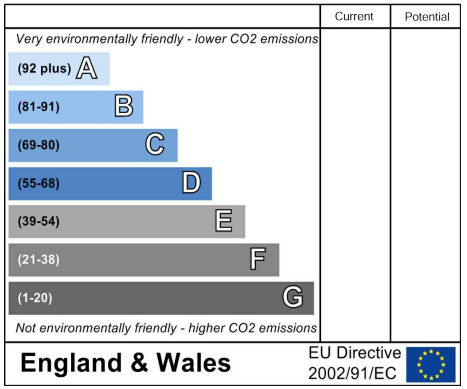
Total area: approx. 72.6 sq. metres (781.9 sq. feet)

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



Environmental Impact (CO_2) Rating



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