

10 Blacksmiths Avenue, Barleythorpe, Rutland, LE15 7TD

Guide Price £449,000

MURRAY

Chartered Surveyors & Estate Agents

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10 Blacksmiths Avenue, Barleythorpe, Rutland, LE15 7TD
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

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DESCRIPTION

An attractive and beautifully presented four-bedroom detached family home, offering spacious modern living with the added benefits of a double garage, ample off-road parking and an enclosed rear garden, ideally positioned within a popular development on the outskirts of Oakham.

Benefiting from gas central heating, solar panels and full double glazing, the property offers energy-efficient and well-appointed accommodation which in brief comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Dining Room, Study, Breakfast Kitchen, Utility Room, WC; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Family Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed main entrance door, built-in cloaks cupboard, radiator, two windows to front, radiator, attractive central staircase with open spindles leading to first floor.

Sitting Room 5.79m x 3.56m (19'0" x 11'8")

Radiator, laminate flooring, TV point, dual-aspect windows to front and side, French doors to rear garden.

Dining Room 3.07m x 3.30m (10'1" x 10'10")

Radiator, laminate flooring, window to front.

Study 2.54m x 3.28m (8'4" x 10'9")

Radiator, laminate flooring, TV point, window overlooking rear garden.

Breakfast Kitchen 4.65m x 3.30m (15'3" x 10'10")

Excellent range of attractive modern units incorporating granite-effect work surfaces with upstand, inset sink with mixer tap, ample cupboards and drawers and matching wall cupboards.

Integrated appliances comprise fridge-freezer, Bosch dishwasher, eye-level Bosch double electric oven and Bosch electric hob with splashback and extractor above.

Radiator, tiled floor, recessed ceiling spotlights, access to Utility Room, window to side, French doors to rear garden.

Utility Room 2.03m x 3.30m incl cupboard (6'8" x 10'10" incl cupboard)

Fitted granite-effect worktop with upstand, cupboard and space with plumbing for washing machine beneath, built-in storage cupboard, wall-mounted Vaillant gas central heating boiler.

Tiled floor, window to side, internal door to WC, part-glazed external door to rear garden.

WC 1.09m x 1.57m (3'7" x 5'2")

White suite of low-level WC and hand basin with mixer tap and tiled splashback, radiator, tiled floor, window to rear.

FIRST FLOOR

Gallery-style Landing

Built-in airing cupboard housing hot water cylinder, loft access hatch, window to rear.

Bedroom One 5.08m incl wardrobes x 3.30m (16'8" incl wardrobes x 10'10")

Two built-in double wardrobes, radiator, window overlooking rear garden.

En-suite Shower Room 1.60m x 2.29m (5'3" x 7'6")

White suite comprising low-level WC and pedestal hand basin with mixer tap, shower cubicle with Mira shower, fully tiled splashbacks, chrome heated towel rail, recessed ceiling spotlights, extractor fan, window to side.

Bedroom Two 3.76m x 3.45m (12'4" x 11'4")

Radiator, window to front.

Bedroom Three 3.07m x 3.48m (10'1" x 11'5")

Radiator, window to front.

Bedroom Four 1.93m x 3.45m (6'4" x 11'4")

Radiator, window overlooking rear garden.

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Bathroom 2.74m incl shower x 3.25m (9'0" incl shower x 10'8")
Spacious bathroom equipped with white suite comprising panelled bath, low-level WC, hand basin with mixer tap set in vanity unit with granite-effect top and storage beneath and separate shower cubicle with Mira shower. Fully tiled splashbacks, chrome heated towel rail, shaver point, window to front.

OUTSIDE

Detached Double Garage 6.02m x 5.99m (19'9" x 19'8")
Light and power, two garage doors to front, personnel door to rear garden.

The garage is accessed via a double-width driveway which provides additional off-road parking for two cars.

Front Garden
There is a small area of garden to the front bunded by hedging.

Rear Garden
The fully enclosed rear garden is mainly laid to lawn with a paved seating area and outside lighting.

Timber hand gate provides external access to the rear garden from the driveway.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar panels
According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
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.

COUNCIL TAX
Band E
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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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.







































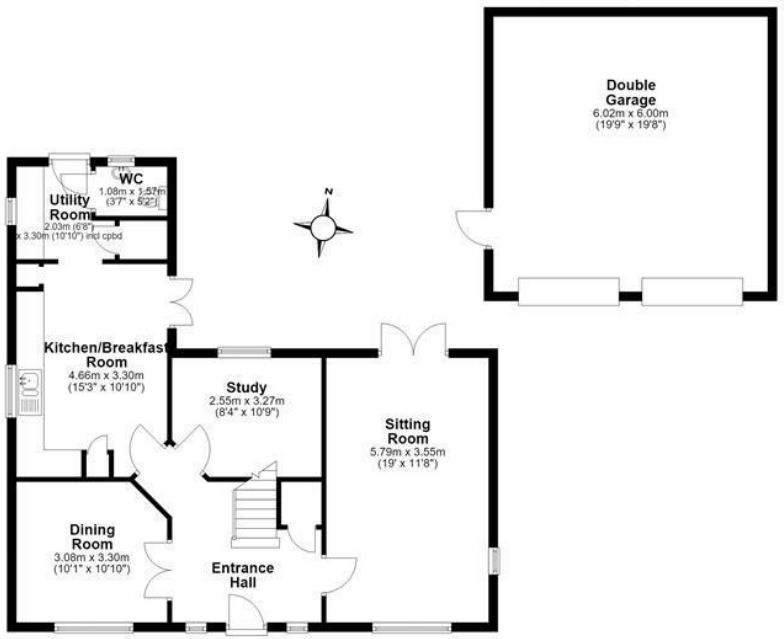


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Ground Floor

Main area: approx. 73.5 sq. metres (791.5 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.3 sq. feet)



Main area: Approx. 147.0 sq. metres (1582.8 sq. feet)

Plus garages, approx. 36.1 sq. metres (388.7 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.

