







63 John Clare Close, Oakham, Rutland, LE15 6GH
Guide Price £320,000

MURRAY
Chartered Surveyors & Estate Agents

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63 John Clare Close, Oakham, Rutland, LE15 6GH
Tenure: Freehold
Council Tax Band: D (Rutland County Council)

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DESCRIPTION
Beautifully presented detached, contemporary house with single garage, off-road parking and gardens landscaped for ease of maintenance situated in a popular residential area close to schooling and town centre amenities.

Benefiting from gas-fired central heating and full double glazing, the property offers energy-efficient accommodation with good quality fittings which briefly comprises:

GROUND FLOOR: Entrance Hall with Study Area, Sitting Room, Utility Room, Cloakroom/WC, Kitchen/Diner; FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Bathroom.

The property is available with NO CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
Double-glazed main entrance door, radiator, wood flooring, Study Area, stairs leading to first floor, window to front, internal doors to Sitting Room and Utility Room.

Sitting Room 3.38m x 4.60m (11'1" x 15'1")
Radiator, wood flooring, window to front, internal glazed double doors to Kitchen/Diner.

Utility Room
Fitted granite-effect worktop with matching upstand, inset single drainer stainless steel sink with mixer tap, base cupboard beneath and matching eye-level wall cupboard. Undercounter space and plumbing for washing machine, space for tumble dryer, wall-mounted gas central heating boiler.

Radiator, tiled floor, internal doors to WC and Kitchen/Diner, half-glazed external door to side (driveway).

Cloakroom/WC
Contemporary white suite comprising low-level WC and corner pedestal hand basin with mixer tap and tiled splashback, radiator, tiled floor.

Kitchen/Diner 7.09m x 3.18m (23'3" x 10'5")
comprising:

Kitchen Area
Excellent range of contemporary units incorporating grey work surfaces with matching upstand, inset single drainer sink with mixer tap, high-gloss, soft-close base cupboard and drawer units and matching wall-mounted cupboards. Integrated appliances comprise Bosch dishwasher, eye-level Bosch electric double oven, Klarstein induction hob with tiled splashback and extractor above. There is apace for freestanding fridge-freezer.

Laminate flooring, two windows overlooking rear garden.

Dining Area
Radiator, laminate flooring, part-glazed door with window to either side leading to paved patio and rear garden beyond.

FIRST FLOOR

Landing
Built-in airing cupboard housing hot water cylinder and slatted shelf, loft access hatch.

Bedroom One 3.35m x 3.73m (11'0" x 12'3")
Built-in over-stairs wardrobe, radiator, wood-effect laminate flooring, window to front, door to en-suite Shower Room.

En-suite Shower Room
White suite of low-level WC and pedestal hand basin with mixer tap, walk-in shower cubicle cubicle, fully tiled splashbacks, towel radiator, extractor fan.

Bedroom Two 4.09m x 2.64m (13'5" x 8'8")
Radiator, window to front.

Bedroom Three 3.61m x 2.34m (11'10" x 7'8")
('L'-shaped)
Radiator, window overlooking rear garden.

Bedroom Four 2.51m x 2.87m (8'3" x 9'5")
Radiator, window overlooking rear garden.

Bathroom 1.68m x 2.01m (5'6" x 6'7")
White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with shower above, fully tiled splashbacks, radiator, window to rear.

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OUTSIDE
The property is accessed via tarmac driveway which provides off-road parking for several vehicles to the side of the house and leads to:

Single Garage
Light and power, up-and-over door.

Front Garden
The open-plan frontage of the property is hard-landscaped and features paved steps leading to front door flanked by gravelled terraces.

Rear Garden
The fully enclosed, south-facing rear garden is screened by bushes and has been attractively landscaped for ease of maintenance. The garden features a large paved patio area with pergola above immediately to the rear of the house, raised bed, an area of artificial lawn, gravelled terrace with inset palm and well-stocked borders.

Outside tap, timber shed, timber hand gate leading to side driveway.

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, 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, 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 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.

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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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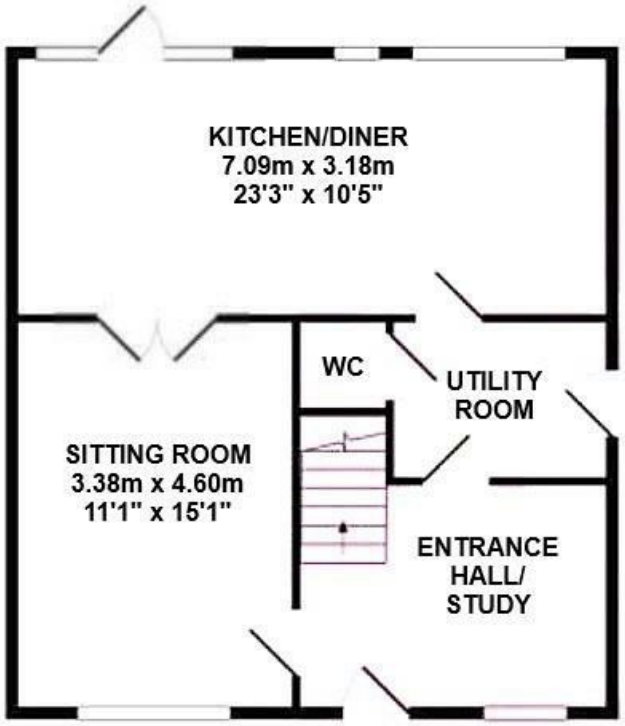




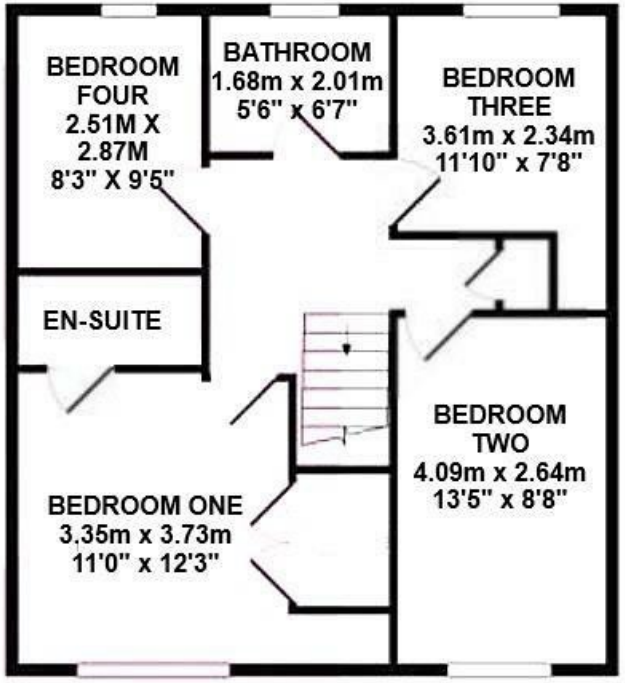


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GROUND FLOOR



FIRST FLOOR

Not to scale - for identification purposes only

