



1 Walnut Close, Stretton, Rutland, LE15 7QQ
Offers In Excess Of £490,000



Chartered Surveyors & Estate Agents

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1 Walnut Close, Stretton, Rutland, LE15 7QQ
Tenure: Freehold
Council Tax Band: D (Rutland County Council)



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Substantially extended, detached bungalow appointed to exceptional standard and providing immaculately presented accommodation with detached single garage, off-road parking for at least four vehicles and beautifully landscaped wrap-around gardens with views over open fields beyond.



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Benefiting from oil central heating, solar panels and UPVC double glazing, the property features a range of very good quality fittings throughout and provides well-proportioned and stylish accommodation which briefly comprises: Reception Hall, Breakfast Kitchen, Utility Room, Living / Dining Room, three double Bedrooms (with en-suite Shower Room to Master) and Family Bathroom with four-piece suite.

Internal viewing is essential to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

Reception Hall

Composite main entrance door with glazed inset and opaque glazed side panel, two built-in cupboards providing storage and space for coats and shoes, radiator, tiled floor, wall-light points, double doors leading to Dining Kitchen.

Breakfast Kitchen 4.78m x 4.70m (15'8" x 15'5")

Beautifully appointed in shaker style and featuring a range of good quality units incorporating extensive granite work surfaces with matching upstand, inset 1.5-bowl sink with mixer tap above, ample base cupboard and drawer units, integral Neff dishwasher, eye-level wall cupboards and glass-fronted display cabinets, central island unit with breakfast bar and cupboard and units beneath.

Included in the sale is an LG American-style fridge-freezer (set within purpose-built recess with storage to sides and above), undercounter wine cooler and Stoves range-style cooker with 5-ring induction hob, stainless steel splashback and Siemens extractor hood above.

Stone tiled floor with underfloor heating, vaulted ceiling with recessed ceiling spotlights, four Velux windows (one of them electrically operated and has a fitted rain sensor), window providing outlook over front garden.

Utility Room 2.92m x 2.26m (9'7" x 7'5")

Fitted granite-effect work surface with space and plumbing for washing machine beneath, tall store cupboard and matching eye-level wall cupboards, radiator, tiled floor, recessed ceiling spotlights, external UPVC stable-style door giving access to garden.

Off Hall:

Lounge / Dining Room 8.53m max x 4.88m (28'0" max x 16'0")

This generous, triple-aspect reception room is a particular feature of this property with its full-height, vaulted ceiling with exposed timber trusses and stylish, freestanding Burley log-burning stove set on stone hearth. Two radiators, engineered wood flooring, windows providing outlook over landscaped gardens, French doors giving access to patio area.

Bedroom Three 3.02m x 2.92m (9'11" x 9'7")

Large built-in wardrobe with sliding mirror doors, integral hanger rails and shelves, radiator, window overlooking side patio area.

Inner Hall

Built-in linen cupboard with slatted shelving, recessed ceiling spotlights, loft hatch giving access to insulated roof void.

Bedroom One 5.92m max x 2.97m max (19'5" max x 9'9" max)

Built-in wardrobe with sliding opaque doors, integral hanger rails and shelves, two radiators, two windows providing private outlook over rear garden.

En-suite Shower Room 2.46m x 1.17m (8'1" x 3'10")

Stylishly equipped with white comprising low-level WC and circular hand basin with mixer tap and vanity cupboard beneath and walk-in shower cubicle with slimline tray and Aqualisa shower above. Fully tiled walls, tiled floor with underfloor heating, heated towel rail, recessed ceiling spotlights, extractor fan, window to side.

Bedroom Two 3.43m x 3.05m (11'3" x 10'0")

Radiator, window overlooking front garden.

Bathroom 2.69m x 2.13m (8'10" x 7'0")

Fitted with contemporary white suite comprising large double-ended bath, low-level WC and moulded hand basin with mixer tap set within wall-mounted vanity

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unit with storage beneath, separate walk-in shower cubicle with slimline tray and Aqualisa shower above. Feature chrome heated towel rail, fully tiled walls, tiled floor with underfloor heating, shaver point, fitted wall mirror with adjoining wall lights, recessed ceiling spotlights, extractor fan, window to front.

OUTSIDE

Detached Single Garage 5.23m x 2.51m (17'2" x 8'3")

Brick-and-tile construction with light and power, up-and-over front door and personnel side door.

Front Garden

The front garden is screened by mature hedging and hard-landscaped to provide access to the garage and offer ample area of hard standing for up to four vehicles.

There is a block-paved footpath leading to the front of the property with adjoining shaped lawn flanked by conifer hedging.

A gate to the side of the bungalow leads to rear garden.

Rear Garden

Fully enclosed by close-boarded fencing, the rear garden enjoys views over neighbouring open fields and has been extensively landscaped to include large, raised flagstone terrace with low-level walled surround leading through to block-paved patio area

flanked by mature shrubs and bushes. A rose-covered archway leads through on to well maintained lawn with adjoining garden borders stocked with wide variety of colourful shrubs, bushes and flowering plants.

The flagstone terrace area runs the width of the side elevation of the bungalow providing a hard standing for oil tank, storage area for bins and a further good-sized sitting or bbq area flanked by borders bounded by box hedging and containing specimen trees. There is a rustic pergola over part of the side terrace which can be accessed via French doors off the Living Room.

Worcester oil-fired central heating boiler.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating (oil tank installed in 2023)
Solar panels

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

STRETTON

Stretton is a village approximately 8 miles to the east of Oakham and close to the A1 Great North Road. Within the village there is a church and a public house. Everyday essential household necessities are obtainable from the Garage nearby, whilst a comprehensive supermarkets is only a short drive away.

For schooling, there are free school buses which pick the children up every morning and return them every evening, juniors being taken to Cottesmore and senior children to Great Casterton.

An easy access to the A1 offers a big advantage for commuters travelling either north or south in addition to local journeys.

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

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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.

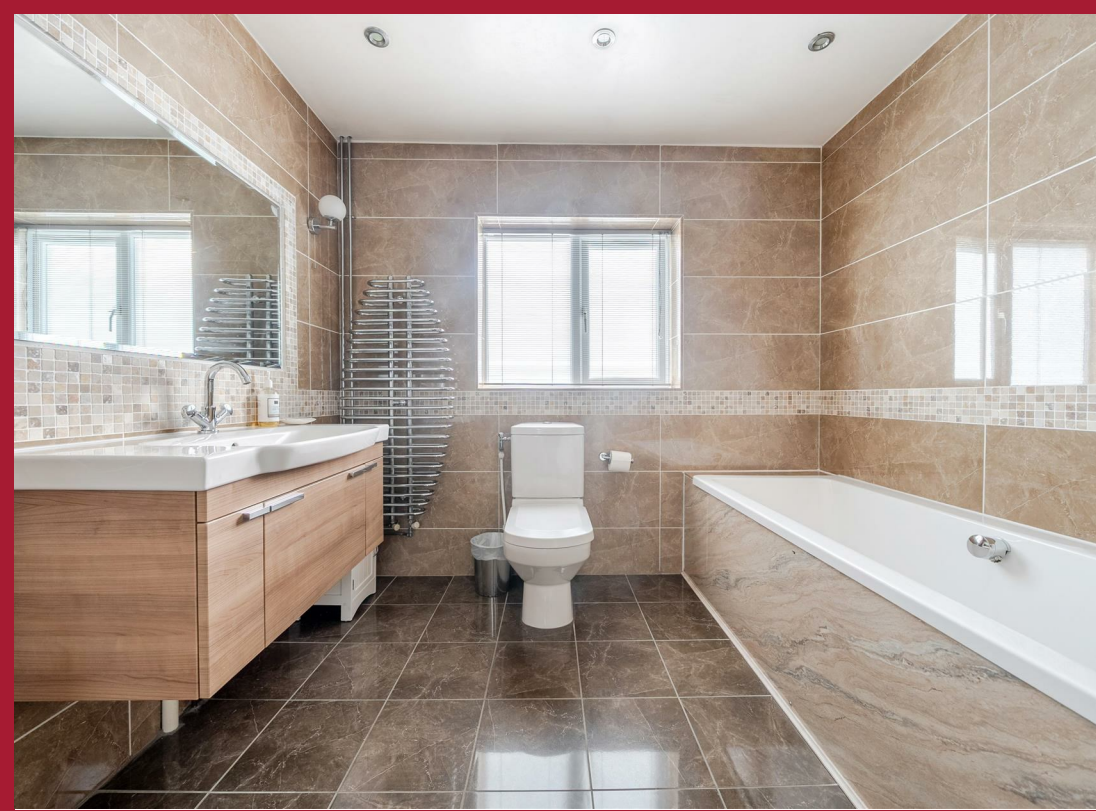
Money Laundering Regulations 2003

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.





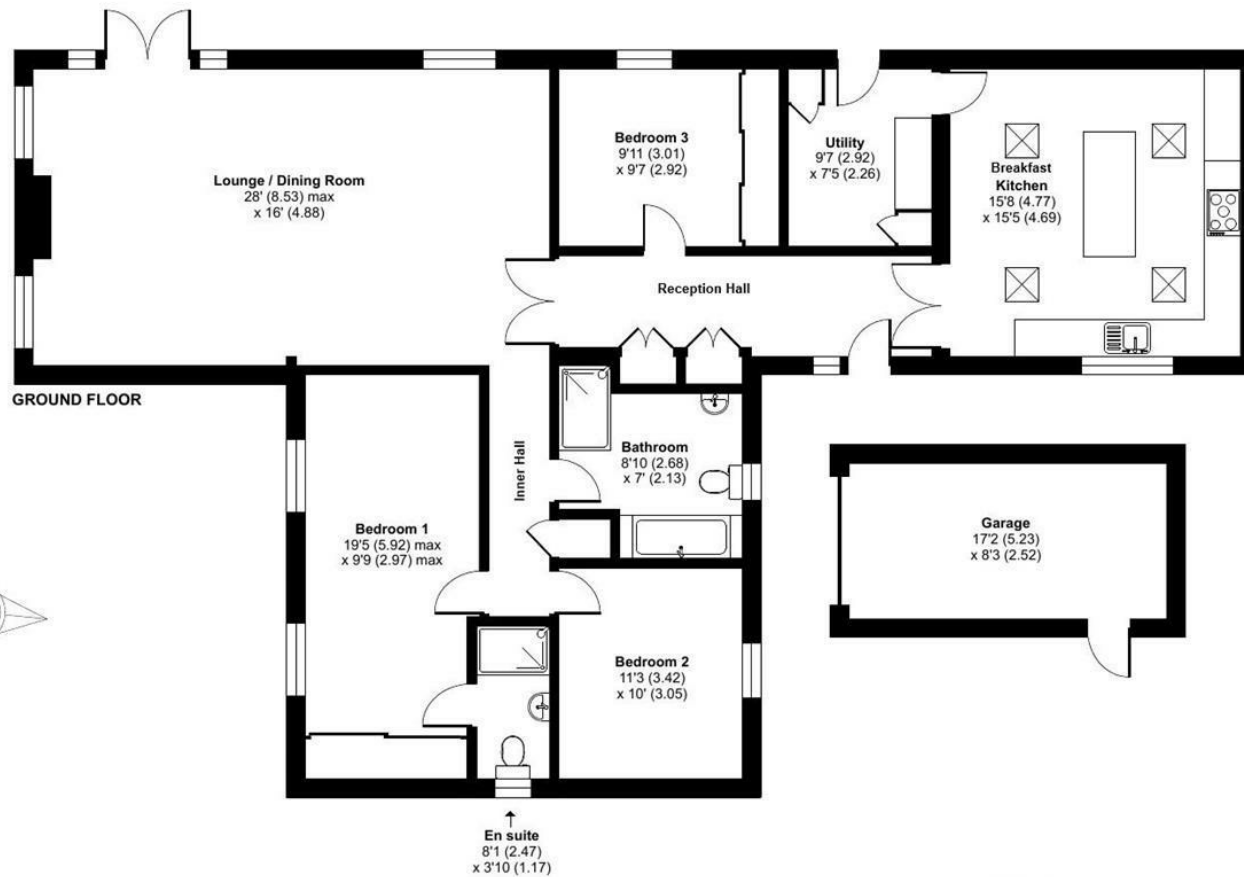






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Approximate Area = 1586 sq ft / 147.3 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 1733 sq ft / 161 sq m
 For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	70

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Murray Chartered Surveyors and Estate Agents. REF: 1424227

