



10 Cider Close, Barrowden, Rutland, LE15 8EE
Offers Over £300,000



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10 Cider Close, Barrowden, Rutland, LE15 8EE

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



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DESCRIPTION

Semi-detached house occupying a large plot with mature, wrap-around gardens situated in a quiet cul-de-sac in the highly desirable Rutland village of Barrowden.

With gas central heating and full double glazing, the accommodation would benefit from routine modernisation and updating and provides excellent potential for extending, subject to necessary planning consent.

The interior briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, Kitchen/Diner with pantry, Utility Room, Conservatory;
FIRST FLOOR: three Bedrooms, Bathroom, separate WC.

OUTSIDE there is a block-paved driveway providing parking for one car and privately screened gardens to front, side and rear.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double-glazed front entrance door, stairs leading to first floor.

Sitting Room 5.79m x 3.51m max (19'0" x 11'6" max)

Radiator, dual-aspect windows to front and rear.

Kitchen/Diner 3.66m max x 3.66m max (12'0" max x 12'0" max)

Fitted worktop with inset sink, base cupboards, drawers and appliance spaces (one of them with plumbing for washing machine) beneath, space for slot-in cooker, tiled splashbacks, understairs cupboard, dual-aspect windows to side and rear, access to Pantry.

Pantry 0.74m x 1.19m (2'5" x 3'11")

Window to Conservatory.

Utility Room 2.06m x 2.72m (6'9" x 8'11")

Radiator, door to Conservatory.

Conservatory 2.64m x 2.72m (8'8" x 8'11")

UPVC construction on low-level brick walls featuring triple-aspect picture windows overlooking gardens and double-glazed door to the front garden.

FIRST FLOOR

Landing

Window to rear.

Bedroom One 3.20m + recess x 3.51m (10'6" + recess x 11'6")

Radiator, window to front.

Bedroom Two 3.18m x 3.71m incl wardrobe (10'5" x 12'2" incl wardrobe)

Fitted wardrobes, storage cupboard housing Vaillant gas central heating boiler, radiator, window to front.

Bedroom Three 2.51m x 2.46m (8'3" x 8'1")

Radiator, window to rear.

Bathroom 1.70m x 1.73m (5'7" x 5'8")

White suite of panelled bath with shower above and pedestal hand basin, tiled splashbacks, radiator, window to rear.

WC 0.76m x 1.73m (2'6" x 5'8")

Fitted low-level WC, window to side.

OUTSIDE

Gardens

The property occupies a large plot with enclosed, wrap-around garden.

The front garden is privately screened by mature conifers and hedging and accessed via a picket vehicular gate which leads to a block-paved driveway with parking for one car. Adjoining the driveway are lawns with inset paved terrace and well-stocked borders.

The garden carries on past Conservatory to the side of the house and to the rear where it enjoys a southerly aspect and is mainly laid to lawn with a circular gravel feature and mature, tall conifers to borders.

SERVICES

Mains electricity

Mains water supply

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Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
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.

BRAUNSTON IN RUTLAND

Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities

including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

COUNCIL TAX

Band C
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

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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.



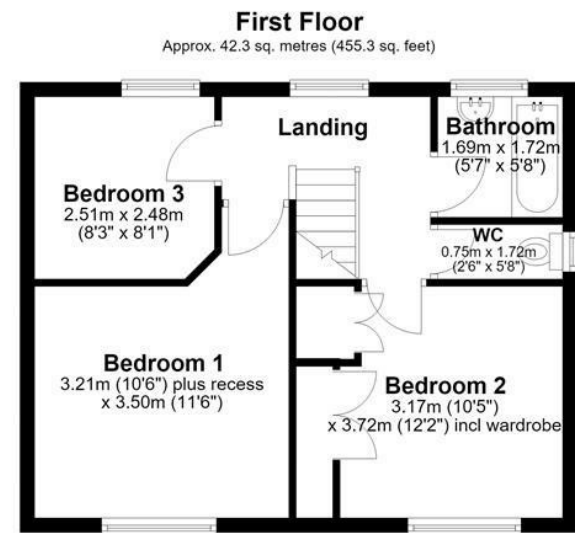
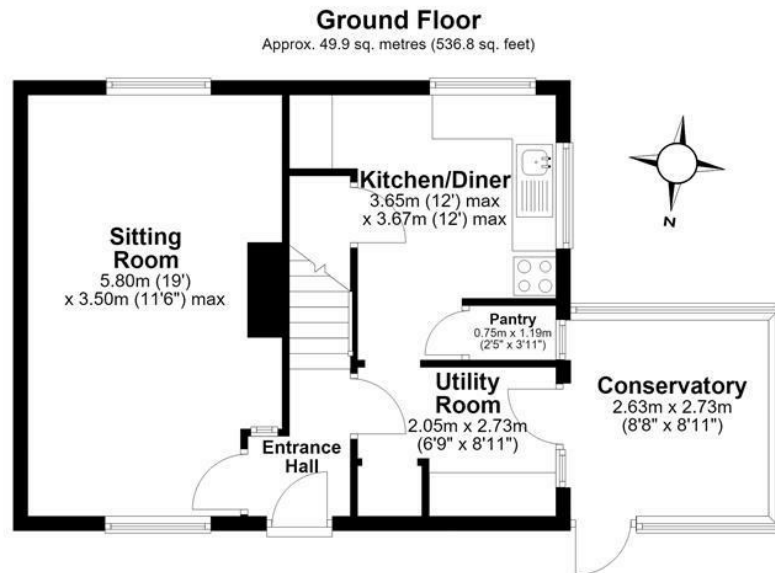








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Total area: approx. 92.2 sq. metres (992.1 sq. feet)
This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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