



26 Greenwood Street, Oakham, Rutland, LE15 6GU
Guide Price £535,000



Chartered Surveyors & Estate Agents

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26 Greenwood Street, Oakham, Rutland, LE15 6GU
Tenure: Freehold
Council Tax Band: E (Rutland County Council)



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Elegant, detached contemporary house with garage, ample off-road parking and immaculately maintained, west-facing rear garden situated on a new development on the edge of Oakham.

** Sitting Room * Study * Open-plan Kitchen/Diner & Family Room * Utility * WC * 4 Bedrooms * Master Dressing Area * 2 Bath/Shower Rooms **



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The property offers tastefully appointed family accommodation with security alarm and good quality fixtures and fittings throughout. Benefiting from gas central heating and high-performance glazing, the energy-efficient accommodation can be summarised as follows:

GROUND FLOOR: Entrance Hall, Sitting Room, open-plan Kitchen/Diner and Family Room, Study, Utility Room, WC;

FIRST FLOOR: Master Suite of a good-size Bedroom, Dressing Area and Shower Room, three further Bedrooms, Family Bathroom.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite transom front door, radiator in attractive cabinet, Amtico flooring, stairs leading to first floor, understairs cupboard.

Sitting Room 1.57m x 3.33m (5'2" x 10'11")

Two radiators, picture window to front.

Study 2.06m x 2.64m (6'9" x 8'8")

Radiator, picture window to front.

Kitchen/Diner & Family Room

This open-plan living space flooded with light provided

by picture window and feature glazing to one wall is a true hub of this home incorporating Kitchen/Diner and Family Room as follows:

Kitchen/Diner 5.00m max x 4.70m (16'5" max x 15'5")

Excellent range of contemporary fitted units featuring wood-effect work surfaces with upstand, inset 1.5-bowl sink with mixer tap, adjoining breakfast bar area, base cupboards and drawers and matching eye-level wall cupboards.

Integrated appliances comprise eye-level AEG electric double oven (top oven is also a microwave), AEG induction hob with Neff extractor fan above, Zanussi dishwasher and fridge-freezer.

Amtico flooring, large bay featuring French doors and matching glazed panels to either side providing views over rear garden, access to Utility Room.

Family Room 2.87m x 3.51m (9'5" x 11'6")

Two radiators, Amtico flooring, picture window overlooking rear garden.

Utility Room 1.78m x 1.63m (5'10" x 5'4")

Fitted units (to match kitchen) comprising wood-effect worktop with upstand, cupboard beneath and matching eye-level wall cupboard housing Logic gas central heating boiler, undercounter space and plumbing for washing machine, space for tumble dryer.

Radiator, Amtico flooring, part-glazed external door to side (driveway).

WC 1.70m x 0.91m (5'7" x 3'0")

White suite comprising low-level WC and wall-mounted hand basin with mixer tap, radiator, half-tiled walls, Amtico flooring, extractor fan.

FIRST FLOOR

Landing

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

Master Bedroom 2.95m x 3.40m (9'8" x 11'2")

Radiator, window to front, archway to Dressing Area.

Dressing Area 1.85m x 1.80m (6'1" x 5'11")

Range of modern fitted wardrobes (two double and a single), radiator, recessed ceiling spotlights, window to front.

En-suite Shower Room 1.37m x 2.34m (4'6" x 7'8")

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

Bedroom Two 4.24m max x 2.67m (13'11" max x 8'9")

Radiator, window to rear.

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Bedroom Three 3.33m max x 2.82m (10'11" max x 9'3")

Radiator, window to front.

Bedroom Four 3.15m x 2.82m (10'4" x 9'3")

Radiator, window to rear.

Bathroom 2.13m x 2.54m (7'0" x 8'4")

White suite comprising low-level WC, pedestal hand basin with mixer tap, panelled bath with mixer tap and separate corner shower cubicle, fully tiled splashbacks, chrome heated towel rail, recessed ceiling spotlights, extractor fan.

OUTSIDE

The property is accessed via a tarmac driveway (with an electric car charging point) providing off-road parking for several vehicles and giving access to the garage.

Detached Single Garage 6.07m x 3.15m (19'11" x 10'4")

Light and power, electric garage door.

Front Garden

The front garden is bounded by low level metal fencing and includes a central paved pathway flanked by areas of lawn with bushes to border.

Rear Garden

The fully enclosed rear garden enjoys a westerly aspect and has been attractively landscaped to feature a sandstone paved patio area immediately to the rear of the house, lawn and borders stocked with

a variety shrubs, bushes and saplings.

A timber hand gate gives external pedestrian access from the rear garden to the driveway and garage.

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:
EE - good outdoor
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.

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.

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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.

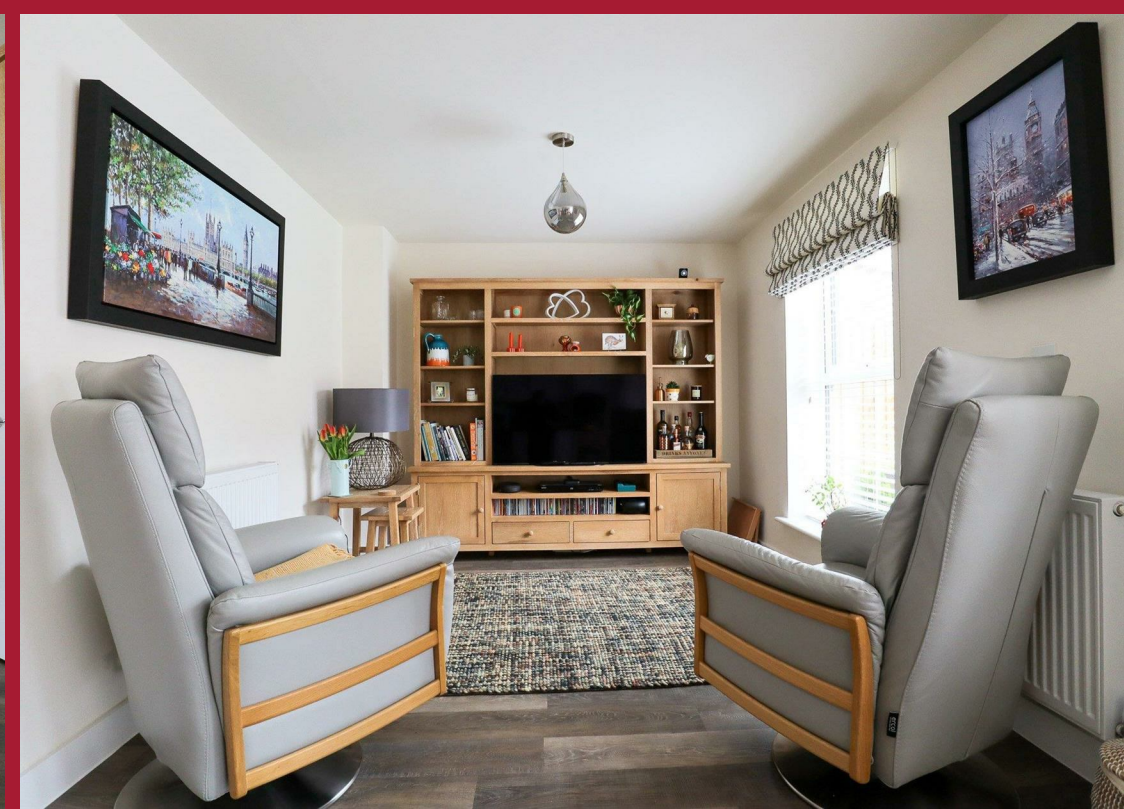
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.









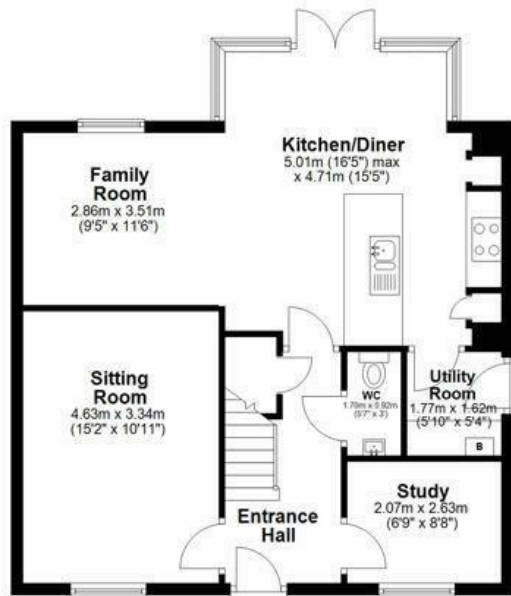
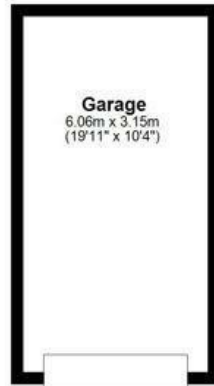




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Ground Floor

Main area: approx. 67.9 sq. metres (730.5 sq. feet)
Plus garage: approx. 19.1 sq. metres (205.6 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.9 sq. feet)



Main area: Approx. 130.4 sq. metres (1403.4 sq. feet)

Plus garage: approx. 19.1 sq. metres (205.6 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		94
(81-91) B	85	
(69-80) C		
(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 (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC