16 Brooke Road, Braunston, Rutland, LE15 8QR

£200,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

16 Brooke Road, Braunston, Rutland, LE15 8QR

MURRAY
Chartered Surveyors & Estate Agents

DESCRIPTION

** ALL OFFERS INVITED**

In a highly desirable Rutland Village with lovely countryside views, and walks on the doorstep, this spacious end-terrace house with generous off-road parking for several vehicles. Garden backs onto paddock land.

The property offers a large entrance porch, ideal for dogs, boots, prams, and three good bedrooms. Oil central heating and full double glazing. Some updating required.

GROUND FLOOR: Entrance Porch, Entrance Hall, open-plan Sitting Room and Dining Area with log burning stove, Conservatory, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

THE PROPERTY HAS A RIGHT OF WAY ALLOWING THE NEIGHBOURING PROPERTY ACCESS THROUGH THE REAR GARDEN.

The property is available with NO ONWARD CHAIN.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.93m x 2.39m (6'4" x 7'10")

UPVC main entrance door, oil fired central heating boiler, dual aspect windows overlooking front garden, internal door to Entrance Hall.

Entrance Hall 1.80m x 3.05m (5'11" x 10'0")

Radiator, stairs leading to first floor.

Open-plan Sitting Room & Dining Area: 5.77m x 4.04m max (18'11" x 13'3" max)

Sitting Area

Feature log burning stove set in recess with stone hearth, radiator, picture window to front elevation.

Dining Area 2.97m x 2.13m (9'9" x 7'0")

UPVC French doors leading through to Conservatory.

Conservatory 2.82m x 2.82m (9'3" x 9'3")

UPVC construction with tiled floor, spotlighting, windows overlooking rear garden and French doors opening to paved patio area and garden beyond.

Breakfast Kitchen 3.84m x 3.05m max + 2.21m x 2.16m (12'7" x 10'0" max + 7'3" x 7'1")

Range of kitchen units incorporating granite effect work surfaces with tiled splashbacks, inset 1.5 bowl single drainer stainless steel sink with mixer tap, white fronted, modern shaker style base cupboard and drawer units and matching eye level wall cupboards with ambient lighting beneath. Space for cooker with extractor above, space for upright fridge-freezer, undercounter space and plumbing for washing machine.

Radiator, tiled floor, external UPVC part glazed door leading to rear garden.

FIRST FLOOR

Landing 2.82m x 0.89m (9'3" x 2'11")

Radiator, loft access hatch.

Bedroom One 2.87m x 4.04m + wardrobe (9'5" x 13'3" + wardrobe)

Fitted wardrobe, radiator, window to front elevation.

Bedroom Two 2.79m x 4.04m max (9'2" x 13'3" max)

Radiator, window to rear elevation.

Bedroom Three 3.99m max x 2.01m (13'1" max x 6'7")

Radiator, alcove shelving, window to front elevation.

Bathroom 1.68m max x 3.07m (5'6" max x 10'1")

Refitted with concealed cistern WC and hand basin set within unit with wood effect vanity top soft-close storage beneath and panelled bath with electric shower above and glass shower screen. Metro tiles to splashbacks and part of walls, tiled floor, chrome cheated towel rail, radiator, window to rear elevation.

OUTSIDE

Front Garden

The open-plan frontage of the property is mainly brick paved driveway to provide off-road parking for several vehicles. The driveway is flanked by an area of lawn on one side and a shrub border on the other side.

Rear Garden

The fully enclosed rear garden backs onto a paddock and is privately screened by established trees. The garden has been arranged to include paved patio

MURRAY
Chartered Surveyors & Estate Agents

area and adjoining deep shaped borders.

Within the garden, there are two timber sheds and a small brick outhouse.

Right of Way

Please note the neighbouring property has a pedestrian right of way through the rear garden of No. 16 Brooke Road, enabling access to and from Brooke Road to the rear of their property. We are informed by our client that this access has rarely been used.

SERVICES

Mains electricity, Mains water supply, Mains sewerage, Oil central heating.

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

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

MURRAY
Chartered Surveyors & Estate Agents

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

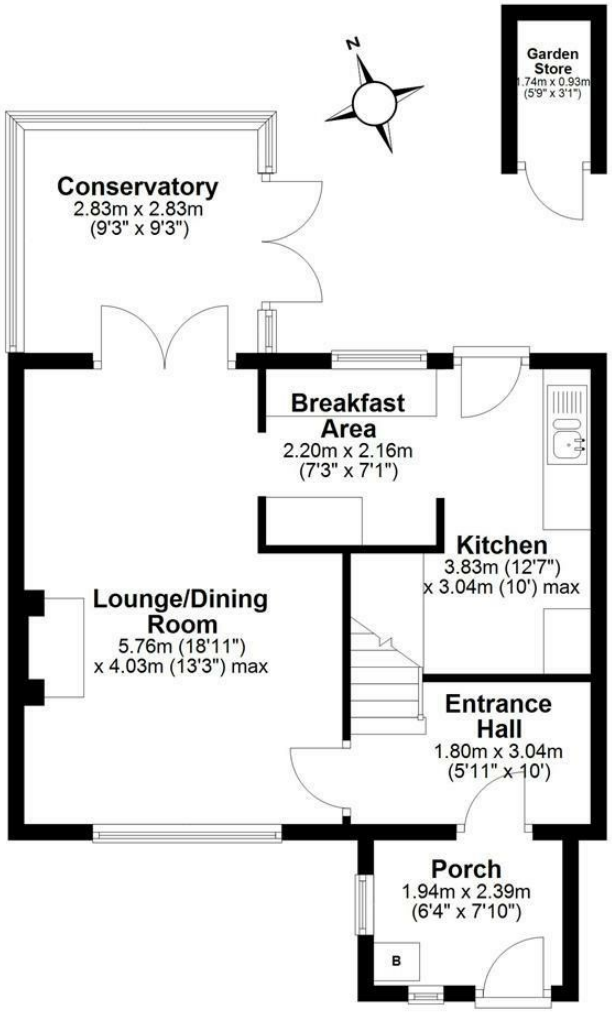
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

MURRAY

Chartered Surveyors & Estate Agents

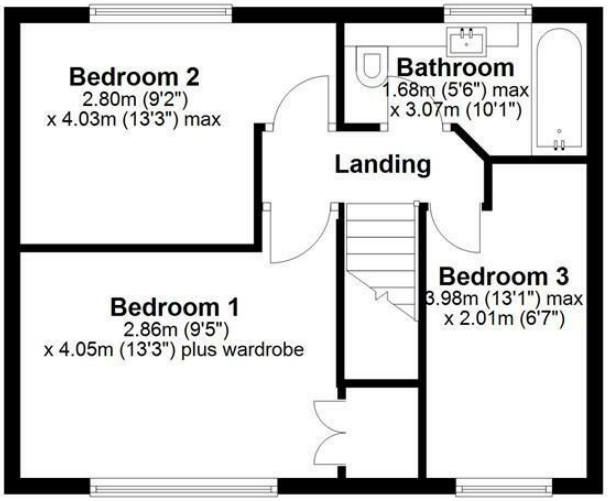
Ground Floor

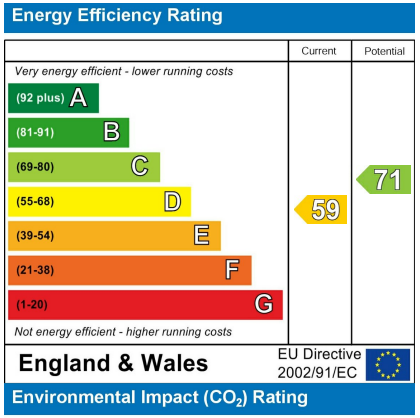
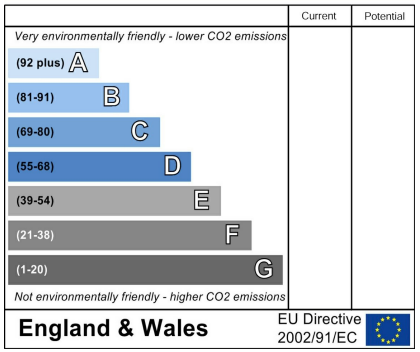
Approx. 56.3 sq. metres (605.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 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.