



Lobbii Cottage, 10 Barleythorpe Road, Oakham, Rutland, LE15 6NR
Offers Over £365,000



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Lobbii Cottage, 10 Barleythorpe Road, Oakham, Rutland, LE15 6NR
Tenure: Freehold
Council Tax Band: C (Rutland)



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Charming attached Victorian cottage with ample off-road parking and generously proportioned, west-facing garden, offering tastefully refurbished accommodation a stone's throw of the railway station and town centre.



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Lobbii Cottage was constructed in 1901 and has been sympathetically brought into the present day by the current owners combining character features like open fireplaces and original sash windows with contemporary sanitary ware and open-plan kitchen/diner.

Benefiting from gas central heating and double-glazed windows (with secondary glazing to original front sash windows), the well-proportioned and beautifully presented accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, Lounge with log-burning stove, shaker-style Kitchen/Diner, Snug with fireplace;

FIRST FLOOR: three Bedrooms, stylish Bathroom with feature Japanese soaking deep bath and separate shower cubicle, WC.

OUTSIDE there is an ample area of vehicular hard-standing for a number of vehicles and private garden of good size to the rear.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

The main entrance to the property is from the side elevation where a bespoke door with double-glazed inset leads to:

Entrance Hall 1.88m x 4.06m (6'2" x 13'4")

Radiator, original parquet floor, staircase with turned spindles leading to first floor, door to Lounge, access to Kitchen/Diner.

Lounge 3.94m x 3.73m (12'11" x 12'3")

Log-burning stove set in recess with display shelf above, radiator, herringbone laminate floor, sash window to front.

Open-plan Kitchen/Diner 4.57m x 3.66m (15'0" x 12'22")

The true hub of this home, the kitchen/diner is appointed in modern shaker style and features solid wood work surfaces with matching upstand, inset butler's-style sink with mixer tap, base cupboards, drawers with cup handles and matching eye-level wall cupboards, one of them housing Worcester gas combi boiler.

Integrated appliances comprise Neff double oven, induction hob with fitted splashback and Neff dishwasher. There is under-counter space and plumbing for washing machine and space for upright fridge-freezer.

Radiator, herringbone laminate floor, recessed ceiling spotlights, aluminium-framed double-glazed window, matching full-height glazed wall panel and external door to rear garden, internal door to Study.

Study 2.64m x 3.73m (8'8" x 12'3")

Coal-effect gas fire set in feature fireplace, radiator, sash window to front.

FIRST FLOOR

Landing

Column radiator, loft access hatch.

Bedroom One 3.96m x 3.73m (13'0" x 12'3")

Open Victorian fireplace with cast-iron surround (working), radiator, sash window to front.

Bedroom Two 3.73m x 2.39m max (12'3" x 7'10" max)

Open Victorian cast-iron fireplace with elegant marble surround, radiator, sash window to front.

Bedroom Three 3.45m max x 2.18m (11'4" max x 7'2")

Radiator, sash window to side.

Bathroom 3.25m x 2.18m max (10'8" x 7'2" max)

The spacious bathroom is equipped to a high standard and features stylish contemporary freestanding Japanese soaking deep bath with floor-standing mixer tap and hand-held shower, separate shower cubicle, black circular hand basin with mixer tap set on a timber vanity unit with granite-effect top, low-level WC, tiled splashbacks, towel radiator and double-glazed window to rear.

WC

Contemporary white suite comprising low-level WC and corner rectangular hand basin with mixer tap and vanity cupboard beneath, tiled floor, radiator, double-glazed window to rear.

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OUTSIDE

Parking

A private, newly block-paved driveway leads off Barleythorpe Road along the side elevation of the house to the sliding oak gate which provides vehicular access to the gravel area of hard standing for at least five cars at the rear of the property.

Gardens

To the front of the property is an attractive border stocked with various bushes, ornamental grasses and plants.

The west-facing, good-size rear garden is fully enclosed by brick walling and timber fencing and enjoys a good degree of privacy. The garden has been laid out to include a stone paved patio area privately screened by heritage walling immediately to the rear of the house and large lawn with inset apple tree.

TENURE

Freehold

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:

Indoor: EE, O2 and Vodafone - voice and data likely;

Three - voice and data limited

Outdoor: EE, O2, Vodafone and Three - voice and data likely

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

Band C

Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

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.

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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.

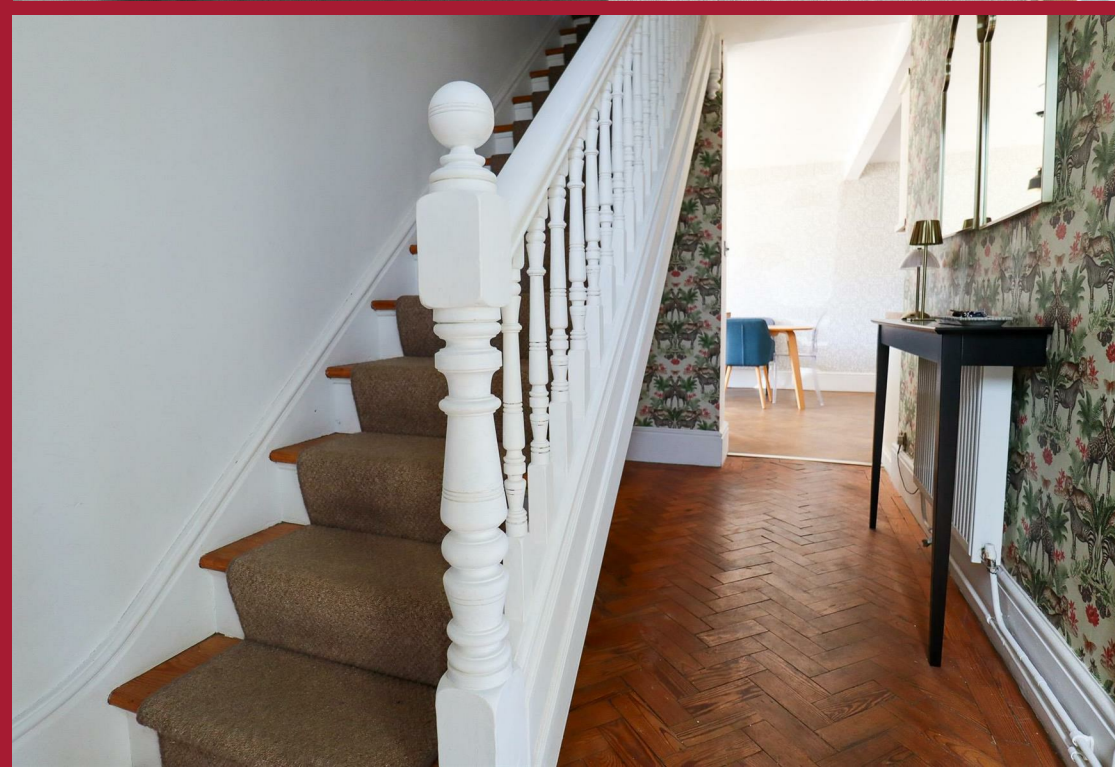
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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.

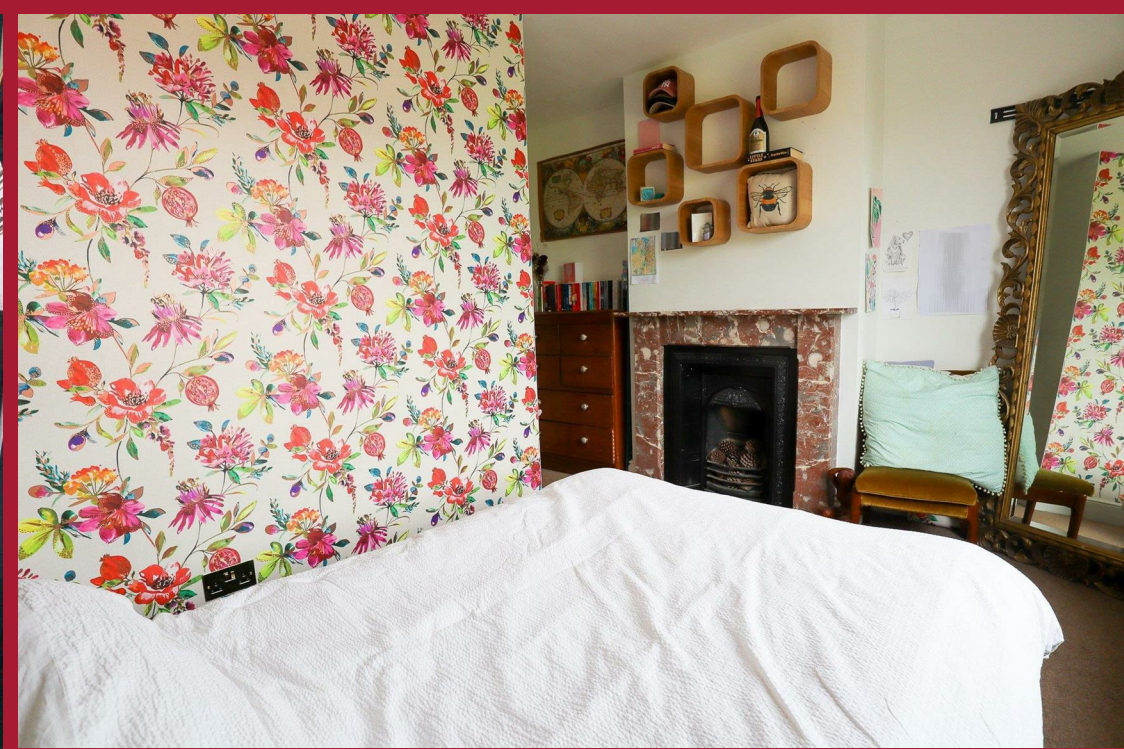
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

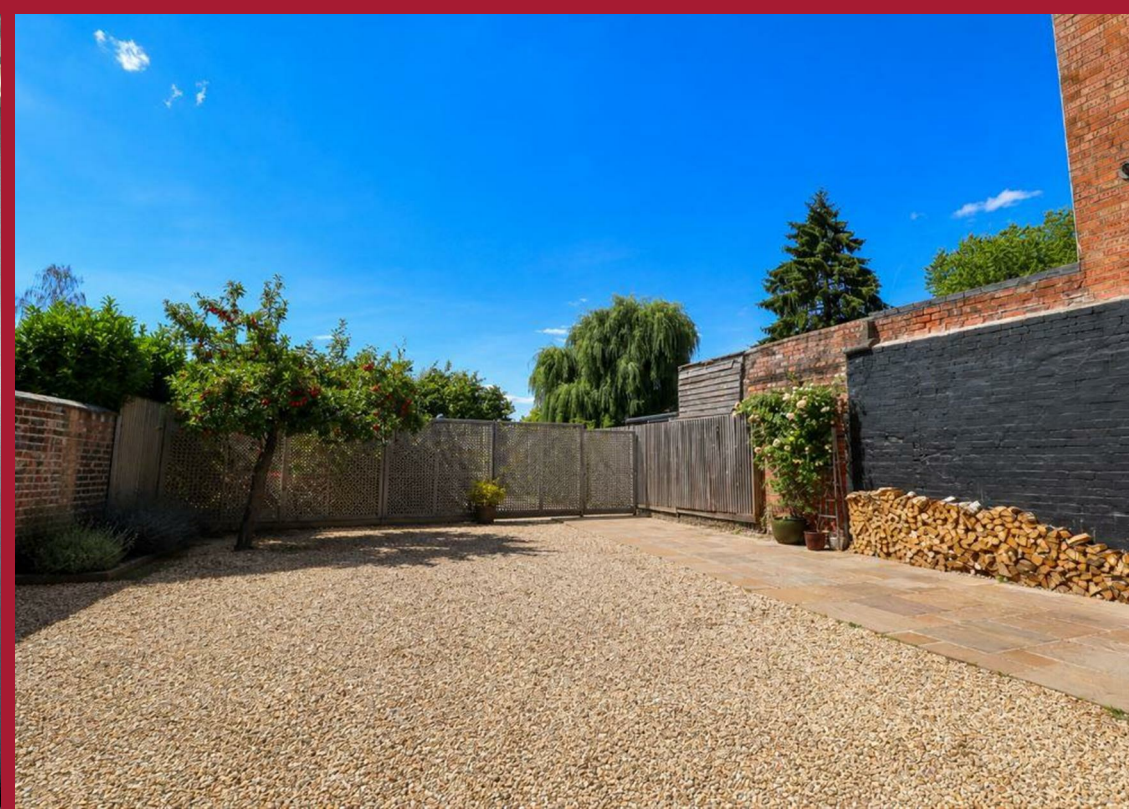
Money Laundering Regulations 2003

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.

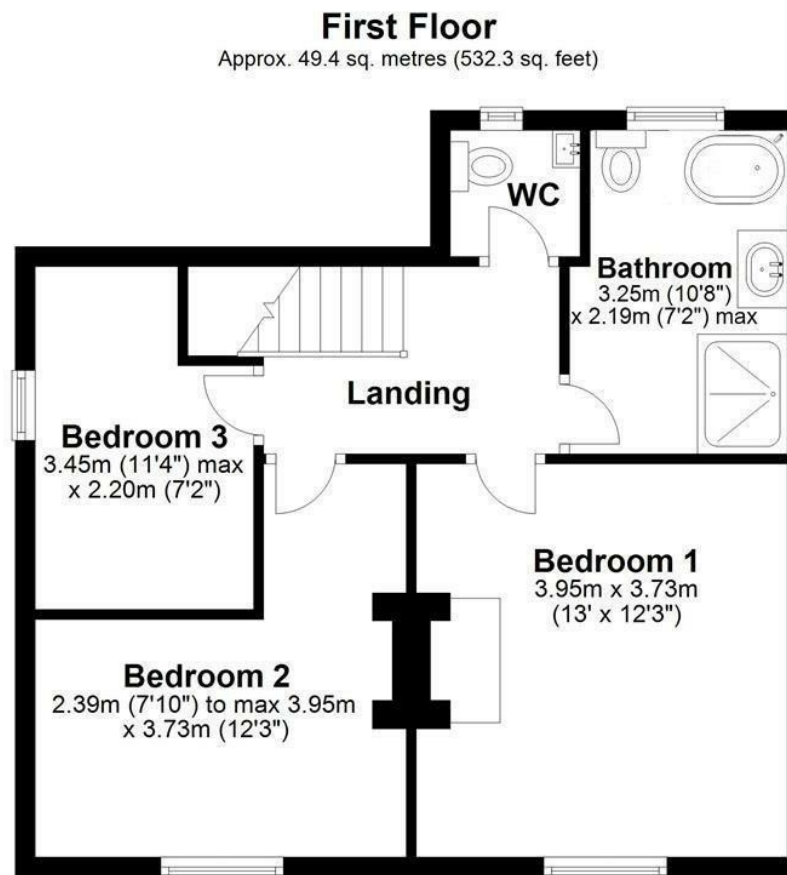
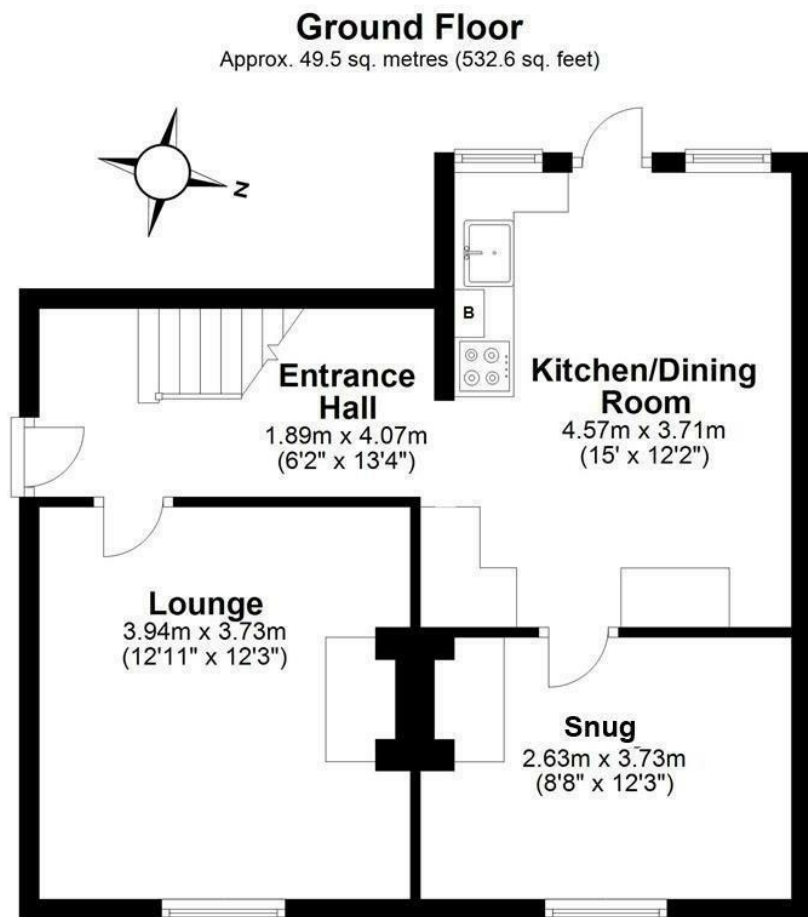












Total area: approx. 98.9 sq. metres (1064.9 sq. feet)

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		64	86
(92 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			
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			
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