



19 St. Marys Road, Manton, Rutland, LE15 8SU
£295,000



Chartered Surveyors & Estate Agents

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19 St. Marys Road, Manton, Rutland, LE15 8SU
Council Tax Band: C (Council Tax Band)
Tenure: Freehold



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DESCRIPTION

Attractive end-terrace house offering well proportioned accommodation with low maintenance garden situated in a highly sought after Rutland Water village, between the historic market towns of Oakham and Uppingham.

The accommodation on offer benefits from gas central heating and double glazing throughout and briefly comprises:

GROUND FLOOR: Entrance Hall, Sitting Room, modern shaker style Kitchen, Utility, WC; FIRST FLOOR: three Bedrooms, contemporary Shower Room.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

UPVC grey entrance door with glazed inset and full height glazed side panel, radiator, tiled floor, stairs to first floor, door to Sitting Room.

Sitting Room 3.94m x 3.77 (12'11" x 12'4")

Contemporary, wall mounted coal effect electric fire with display shelf above, radiator, oak effect flooring, wall light points, bay window to front elevation, door to Dining Kitchen.

Dining Kitchen 4.79m x 4.74m (15'8" x 15'6")

Refitted with excellent range of modern shaker style units and featuring timber effect work surfaces with

upstand, inset 1.5 bowl single drainer sink with mixer tap above, ample grey fronted base cupboard and drawer units and matching eye level wall cupboards with ambient lighting beneath. Integrated appliances comprise fridge-freezer, ceramic hob with splashback and extractor above, eye level double electric oven and microwave. There is undercounter space and plumbing for washing machine.

Radiator, tiled splashbacks, light oak effect flooring, recessed ceiling spotlights, window and bi-fold door to rear garden, internal door to Utility.

Side Entrance Hall

Fitted unit with inset sink and storage beneath, Worcester gas central heating boiler, light oak effect flooring, internal door to WC, external half glazed to side elevation.

WC

White low level WC, stainless steel upright radiator, light oak effect flooring.

FIRST FLOOR

Landing

Galleried stairs, roof access hatch.

Master Bedroom (One) 4.84m x 2.39m (15'10" x 7'10")

Radiator, oak effect flooring, window to rear elevation.

Bedroom Two 3.94m x 2.68m (12'11" x 8'9")

Radiator, oak effect flooring, window to front elevation.

Bedroom Three 3.6m x 2.24m (11'9" x 7'4")

Radiator, oak effect flooring, window to rear elevation.

Shower Room

White suite comprising low level WC and hand basin set in vanity unit with storage beneath, corner shower cubicle with deluge shower above and further hand held shower attachment, tiled walls, radiator (?), recessed ceiling spotlights, window to front elevation.

OUTSIDE

Parking

Gardens

To the front of the garden there is an open-plan lawn with inset bush and hedge boundary that slopes down to St. Marys Road. Steps lead up to the front door, and a hand gate to the side of the house gives external pedestrian access to the rear garden.

The fully enclosed rear garden has been fully paved with an area of artificial lawn for ease of maintenance. At the bottom of the garden there is a large timber summerhouse that lends itself to multiple uses including a home office, gym, studio or additional entertaining space.

There is a vehicular access to the rear of the property via double gates on the side elevation.

Summerhouse 3.65m x 2.32m (11'11" x 7'7")

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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 and in-home

O2 - good outdoor and in-home

Three - good outdoor and in-home

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.

MANTON

Manton is a delightful village lying virtually equidistant between Oakham and Uppingham. It has a number of facilities including a public house, a church and a bus service to various points. Main facilities are available in both Oakham and Uppingham, and these include doctors surgery, dentist, optician, chemist, library etc. In addition there are a good range of shops including supermarkets all of which cater for most needs.

Within the area are a fine range of schools both in the public and private sector which offer many facilities for children of all ages. Sporting activities too are

many and varied including clubs for most ball participating sports, ideal areas to ride the horse over bridleways etc., and wonderful leisure opportunities at the adjoining Rutland Water where one can sail, fish, cycle, or just enjoy a ramble around the shores of the lake watching the many and varied birds including the osprey.

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 this property on behalf of the vendor.

4. No responsibility can be accepted for any

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expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

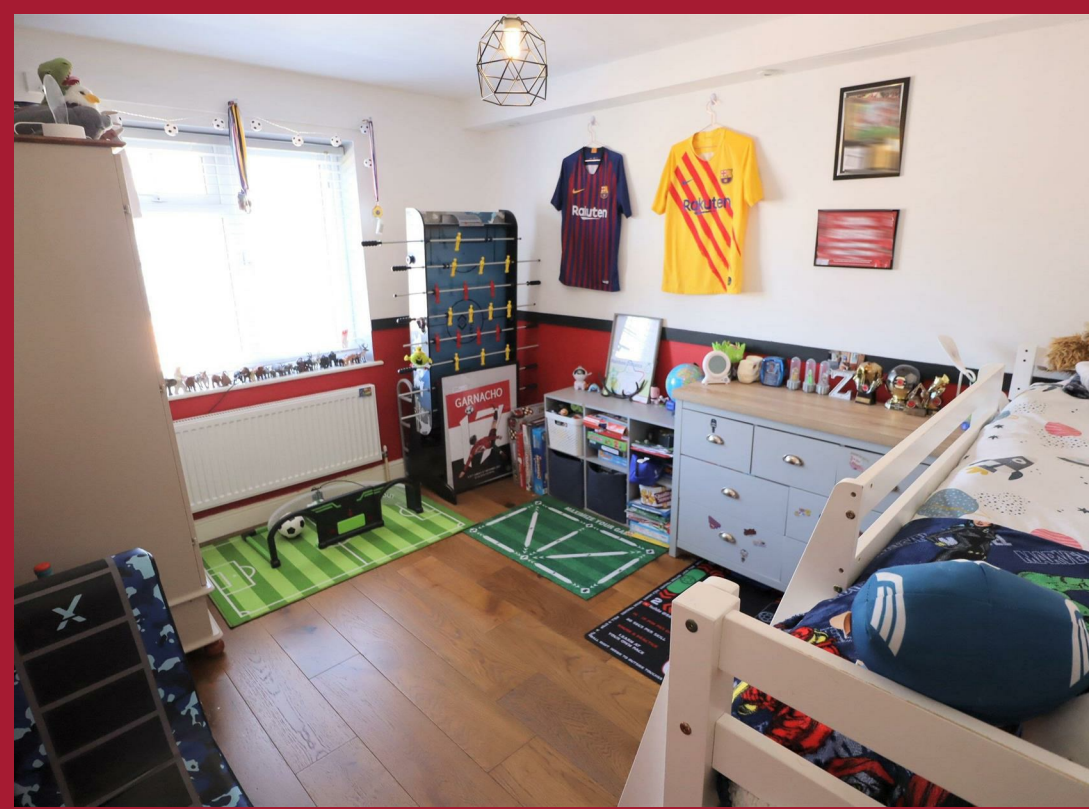
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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.

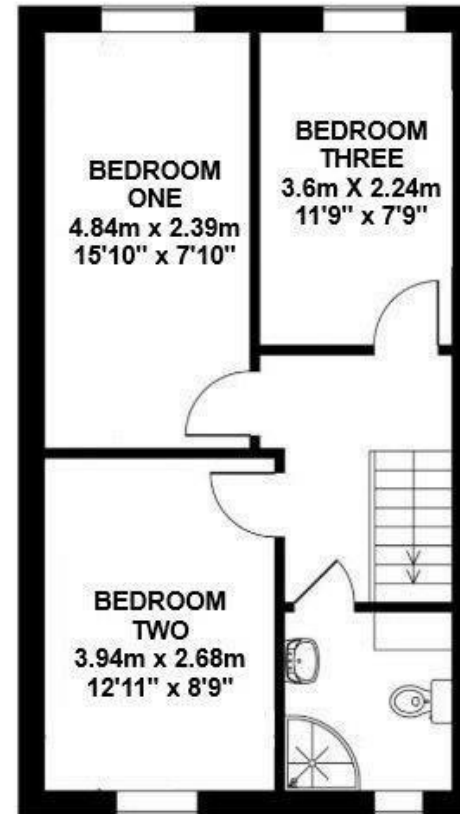
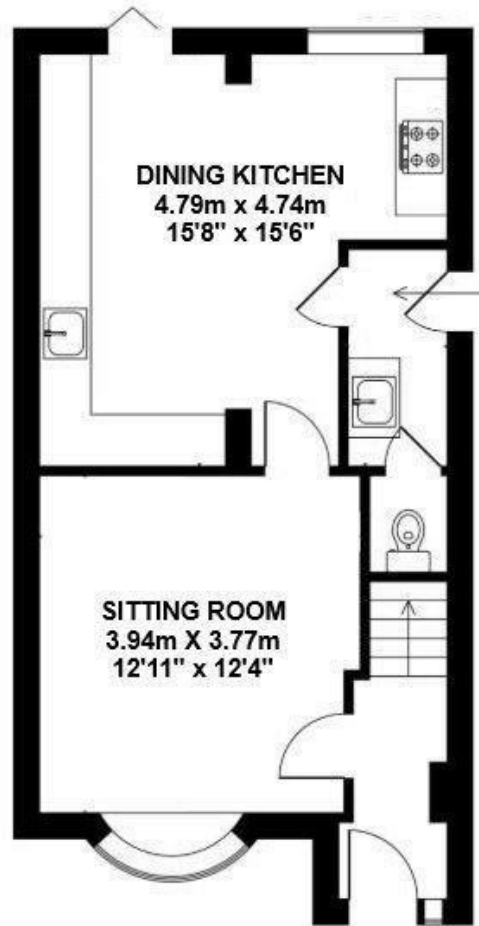




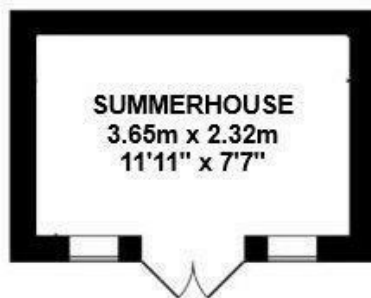


Ground Floor

First Floor



Outbuilding*



* Not actual position

Not to scale - for identification purposes only

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (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 (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