

114 Welland Way, Oakham, Rutland, LE15 6SZ

Guide Price £240,000

MURRAY

Chartered Surveyors & Estate Agents

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DESCRIPTION
Attractive semi-detached house with off-road parking for several vehicles and landscaped rear garden situated in an established residential area on the edge of town and enjoying open views to the rear.

Benefiting from gas central heating and full double glazing, the well-maintained accommodation briefly comprises:

GROUND FLOOR: Entrance Porch, Sitting Room, open-plan Kitchen/Diner; FIRST FLOOR: three Bedrooms, Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch
Double-glazed entrance door, full-height narrow glazed panel to front, internal door to:

Sitting Room 4.27m x 3.51m (14'0" x 11'6")
Decorative fireplace with raised hearth, brick surround and timber mantel, radiator, stairs leading to first floor, door to Kitchen/Diner.

Open-plan Kitchen/Diner 3.18m x 4.67m (10'5" x 15'4")
comprising:

Kitchen Area
Range of attractive modern units incorporating wood-effect work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, base cupboards and drawers and matching eye-level wall cupboards.

Space for slot-in gas cooker with stainless steel extractor hood above, undercounter space for tumble dryer and space with plumbing for washing machine, space for upright fridge-freezer, wall-mounted Worcester gas central heating boiler.

Laminate flooring, window overlooking rear garden.

Dining Area
Radiator, built-in storage cupboard, laminate flooring, double-glazed door with matching side panel giving access to rear garden.

FIRST FLOOR

Landing
Built-in airing cupboard, loft access hatch with retractable ladder.

Bedroom One 3.05m x 3.51m incl wardrobe (10'" x 11'6" incl wardrobe)
Built-in double wardrobe, radiator, window to front.

Bedroom Two 2.24m x 2.59m (7'4" x 8'6")
Radiator, window overlooking rear garden.

Bedroom Three 2.87m max x 2.01m (9'5" max x 6'7")
Radiator, window overlooking rear garden.

Bathroom 1.98m x 1.70m (6'6" x 5'7")
White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen.

Fully tiled splashbacks, tiled floor, chrome heated towel rail, window to side.

OUTSIDE

Parking
There is a driveway providing off-road parking for up to three vehicles to the side of the property.

Front Garden
The open-plan front garden is mainly laid to lawn.

Rear Garden
The fully enclosed south-west-facing rear garden has been landscaped to include a paved patio area with adjoining timber-decked terrace immediately to the rear of the house, raised lawn with borders and hand gate with an archway for a climber giving external access to the garden from the rear.

Outside tap, garden shed.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Gas central heating

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

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
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 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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IAN RANKIN





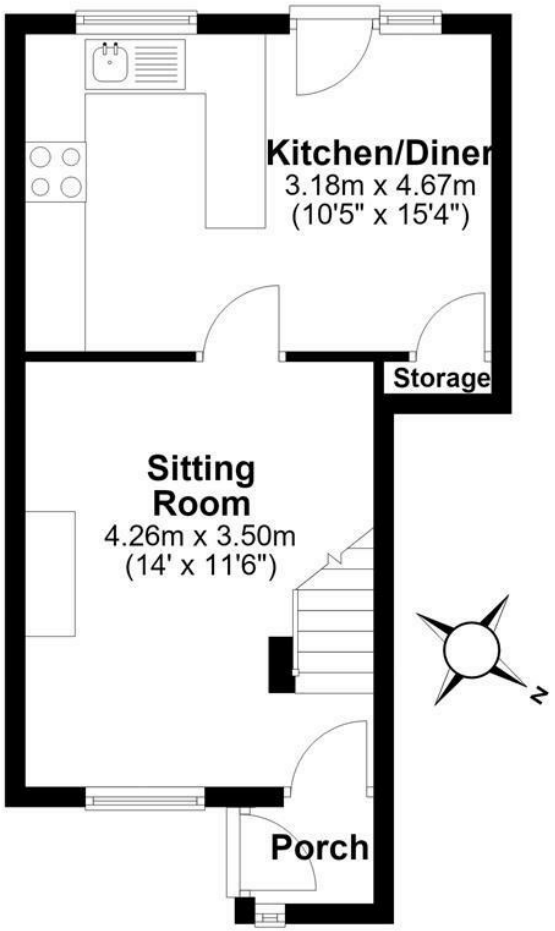


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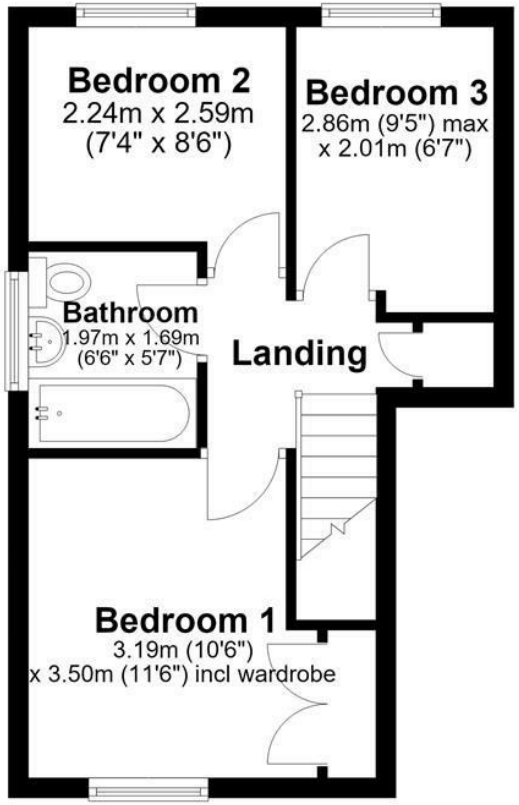
Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Total area: approx. 62.5 sq. metres (672.6 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.

