



  
**BRITISH  
PROPERTY  
AWARDS**  
**2018**  
★ ★ ★ ★ ★  
**GOLD WINNER**  
ESTATE AGENT  
IN STAMFORD

**nest**  
ESTATES



**22 Northgate,**  
Oakham, LE15 6QS  
**Offers in Excess of £660,000**

# SUMMARY

- Fully Restored & Refurbished Character Property
- Situated in the Heart of Oakham
- Four Double Bedrooms; Including one with En-suite
- Family Bathroom with Bath & Separate Shower
- Three Reception Rooms + Open Plan Kitchen Diner
- Utility/Boot Room + Downstairs WC
- South Facing Landscaped Rear Garden
- Spacious office with vaulted ceilings





**\*\*\*NEW TO THE MARKET\*\*\*** Lovingly restored and renovated by the current vendors. Flaxhouse represents a unique opportunity to buy a spacious, extended, four double bedroom character property. The property benefits from a south facing generous rear garden which you wouldn't normally expect to find in a property in the heart of the town. An early viewing is essential to appreciate the space, standard and location on offer! The accommodation briefly comprises entrance hall, lounge with fireplace, second reception room/snug. Open plan kitchen diner living space, utility/boot room and WC. First floor offers landing space, family bathroom and three double bedrooms. Second floor offers a further double bedroom with en-suite and a spacious office with vaulted ceilings.

Contact our office for more details and to arrange a viewing.





Tenure: Freehold

EPC Rating: Pending Update

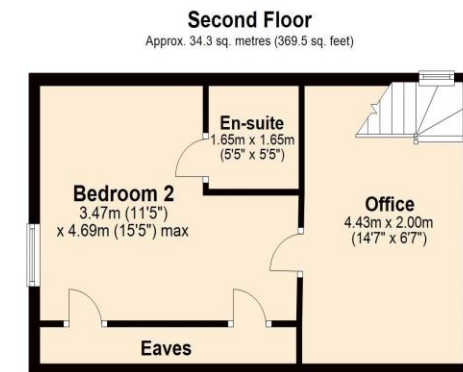
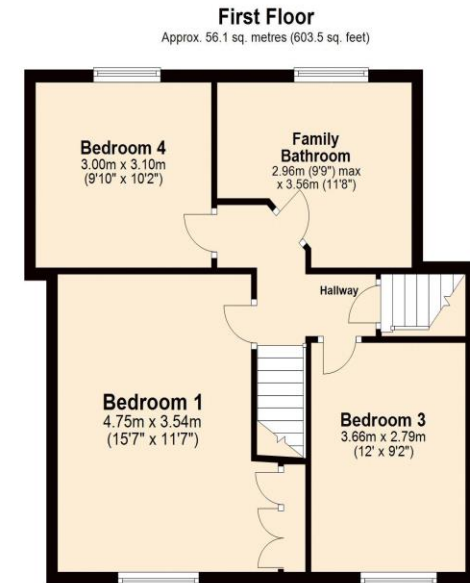
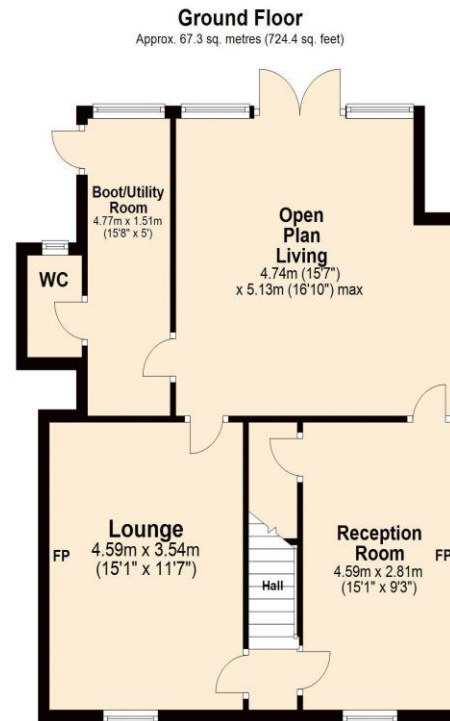
Council Tax Band: E

Local Authority: Rutland County Council

Services: Mains Gas Electric Water

## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.



Total area: approx. 157.7 sq. metres (1697.4 sq. feet)