



9 Wilson Court, Stretton, Oakham, LE15 7RS

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi Detached House
- Open Plan Kitchen Dining Room
- Spacious Living Room
- Three Generously Sized Bedrooms
- Three Piece Family Bathroom
- Two Private Gardens - Scope to Extend (STP)
- Car Port & Separate Parking Space
- Stunning Countryside Walks
- EPC Rating D
- Freehold

Offers in Excess of £190,000





**** NO ONWARD CHAIN **** Located in the charming Rutland countryside within the popular Stocken Hall development, this delightful property is well maintained and offers deceptively spacious accommodation throughout. Situated just a short drive away from the historic market town centres of Oakham, Stamford and Grantham, along with commuter access from the A1 and train stations. This semi-detached home offers versatile living spaces including an open-plan kitchen dining room, a living room, three bedrooms, a family bathroom, off-road parking, a carport, and a generous garden at the rear and side of the property.

Approaching the house from the front, you are greeted by an entrance hall that provides access to the ground floor, along with built-in storage. On this level, you'll discover two bedrooms and a three-piece bathroom. Heading up the steps, the split-level landing leads off to the light and airy kitchen and dining room, complete with ample wall and base units and windows overlooking the rear garden. Direct access from the kitchen leads out to the rear garden. Steps lead to the first floor where you find the third bedroom, a separate WC, and the spacious living room.

The property is situated on a generously sized plot within Wilson Court, offering two parking spaces, one of which is located under a covered carport. The rear garden is low maintenance, predominantly laid to lawn, and enclosed by a timber fence, with a gate providing access to the side garden area. Making a great first home, early viewings are strongly advised.

Room Measurements

Entrance Hall 4.43m x 2.77m (14.5ft x 9.1ft)

Bedroom One 3.52m x 2.84m (11.5ft x 9.3ft)

Bedroom Three 2.63m x 2.03m (8.6ft x 6.7ft)

Bathroom 2.59m x 1.86m (8.5ft x 6.1ft)

Open Plan Kitchen Dining Room 5.41m x 3.37m (17.7ft x 11.1ft)

First Floor Landing 2.66m x 1.67m (8.7ft x 5.5ft)

Living Room 4.96m x 3.52m (16.3ft x 11.5ft)

Bedroom Two 3.44m x 2.64m (11.3ft x 8.7ft)

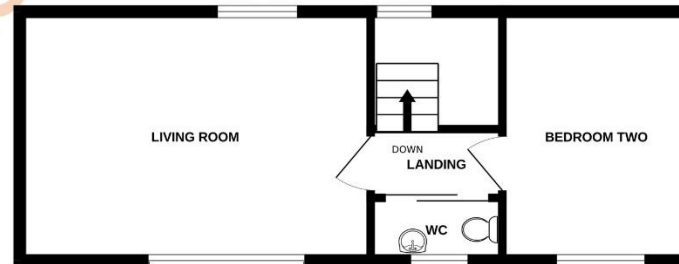
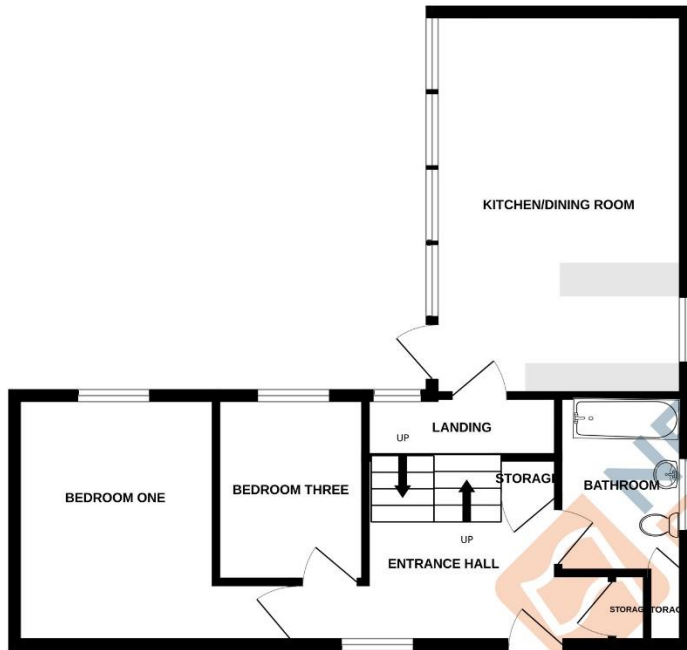
W/C 1.67m x 0.8m (5.5ft x 2.6ft)

Residents Management Company

We are advised that the owners currently pay £200 per year for the maintenance of the common areas. Contact Newton Fallowell for further information.

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



WILSON COURT, STRETTON LE15 7RS

TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.