



11 Wilson Court, Stocken Hall Road, Stretton, Oakham, LE15  
7RS

 **NEWTON FALLOWELL**



## Key Features

- Semi Detached House
- No Onward Chain
- Spacious Kitchen
- Light & Airy Living Room
- Three Bedrooms
- Three Piece Family Bathroom
- Stunning Field Views
- Car Port & Separate Parking Space
- EPC Rating E
- Freehold

£210,000





**\*\*No Onward Chain\*\***

Situated in the picturesque Rutland countryside within the sought-after Stocken Hall development, this charming property is well maintained and provides surprisingly spacious accommodation. Conveniently located just a short drive from the historic market town centres of Oakham, Stamford, and Grantham, with easy access to commuter routes via the A1 and nearby train stations. This semi-detached residence features versatile living spaces, including a well-equipped kitchen, a comfortable living room, three bedrooms, a family bathroom, off-road parking, a carport, and a sizable rear garden with captivating field views.

Approaching the front of the house, you enter through an inviting entrance hall leading to the bright and airy kitchen, equipped with ample wall-to-base units, space for freestanding appliances, and access to the rear garden. Moving to the next level, a newly carpeted and spacious living room awaits, along with a double bedroom offering scenic views of the beautiful countryside and a convenient WC. The ground floor encompasses a three-piece family bathroom and two generously sized bedrooms, both featuring windows overlooking the rear garden.

Positioned on a generously sized plot within Wilson Court, the property includes two parking spaces, one of which is situated under a covered carport. The low-maintenance rear garden is mostly laid to lawn, complemented by a patio area enclosed with a timber fence, providing a perfect spot to enjoy the serene countryside views. Ideal for those seeking a first home, upsizing or downsizing! Early viewings are highly recommended.

Entrance Hall 2.84m x 0.97m (9'4" x 3'2")

Kitchen 5.36m x 3.60m (17'7" x 11'10")

Living Room 4.97m x 3.52m (16'4" x 11'6")

WC 1.38m x 0.80m (4'6" x 2'7")

Bedroom Two 3.47m x 2.65m (11'5" x 8'8")

Bedroom One 3.66m x 3.53m (12'0" x 11'7")

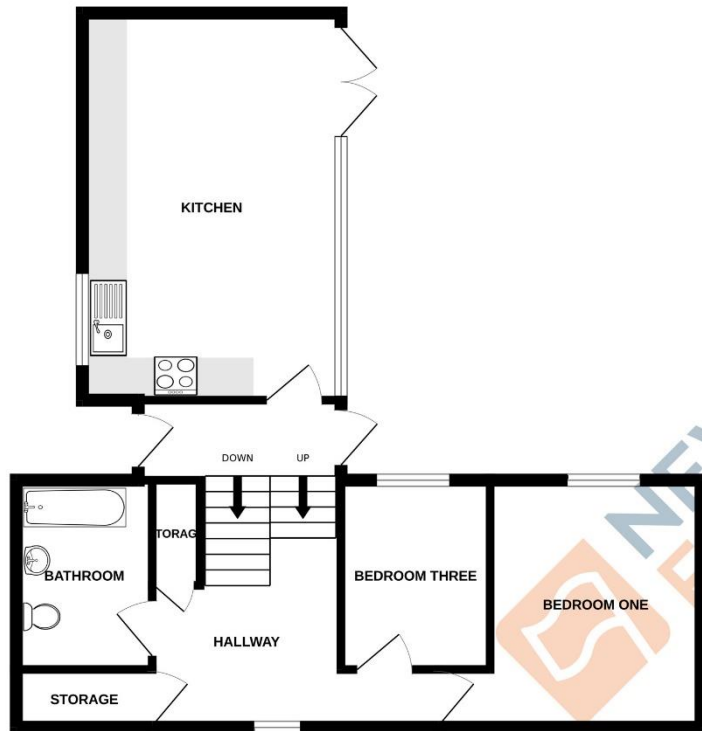
Bedroom Three 2.64m x 2.03m (8'8" x 6'8")

Bathroom 2.63m x 1.87m (8'7" x 6'1")

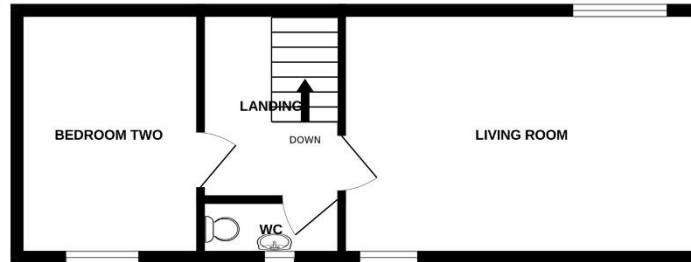
[Residents Management Company](#)

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  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



WILSON COURT, STOCKEN HALL LANE, STRETTON LE15 7RS

TOTAL FLOOR AREA : 942 sq.ft. (87.5 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		81 B
69-80	C		
55-68	D		
39-54	E	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.