



6 Harborough Close, Whissendine, Oakham, LE15 7PB

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Family Home
- Village Location
- Light & Airy Living Room
- Spacious Kitchen
- Four Double Bedrooms
- Three Piece Family Shower Room & Ensuite
- Single Garage
- Off Road Parking
- EPC Rating - C
- Freehold

Guide Price - £400,000-£415,000





Situated in a quiet cul-de-sac within the sought-after village of Whissendine, this detached family home is presented in impeccable condition. The versatile layout comprises a living room, kitchen/breakfast room, dining room, conservatory, utility room, WC, four bedrooms, and a family shower room, with the master bedroom featuring an en-suite shower room. To avoid missing out we strongly recommend scheduling an internal viewing at your earliest convenience.

Upon entering through the front extended porch, which serves as a practical space for shoes and coats, you'll step into the spacious entrance hall. The stairs lead to the first-floor landing, and doors open to the downstairs living spaces. The living room, positioned at the front, offers a bay window overlooking the front garden. Double doors lead to the dining room, connected to the light-filled conservatory at the rear. Adjacent to the dining room is the well-appointed kitchen breakfast room with ample base units and built-in appliances. Patio doors provide access to the meticulously maintained rear garden. The kitchen also connects to a convenient utility room, offering generous storage and access to both the integral garage and the rear garden. Completing the ground floor is the recently decorated WC.



Ascending to the first-floor landing, you'll discover a recently updated family shower room and four double bedrooms, with the master bedroom featuring a modern en-suite shower room. The front aspect includes a small garden and a driveway leading to the single garage. Side access guides you to the well-tended rear garden, featuring a paved patio area and several flower beds, all enclosed by timber fencing.



Room Measurements

Porch 1.47m x 1.42m (4'10" x 4'8")

Entrance Hall 3.01m x 2.74m (9'11" x 9'0")

Living Room 4.66m x 3.36m (15'4" x 11'0")

Kitchen 4.13m x 3.32m (13'6" x 10'11")

Utility Room 2.25m x 1.60m (7'5" x 5'2")

Dining Room 3.33m x 2.81m (10'11" x 9'2")

Conservatory 3.18m x 3.16m (10'5" x 10'5")

Garage 4.90m x 2.41m (16'1" x 7'11")

First Floor Landing 4.08m x 2.82m (13'5" x 9'4")

Bedroom One 4.07m x 3.37m (13'5" x 11'1")

Ensuite 2.28m x 1.17m (7'6" x 3'10")

Bedroom Two 3.35m x 3.31m (11'0" x 10'11")

Bedroom Three 3.34m x 2.78m (11'0" x 9'1")

Bedroom Four 2.56m x 2.45m (8'5" x 8'0")

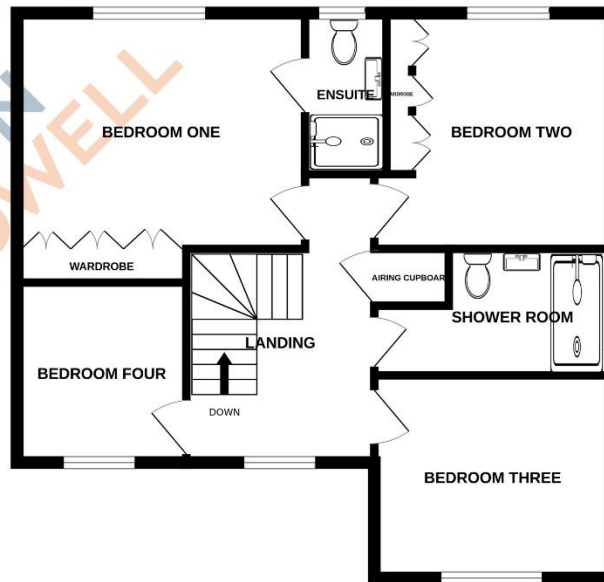
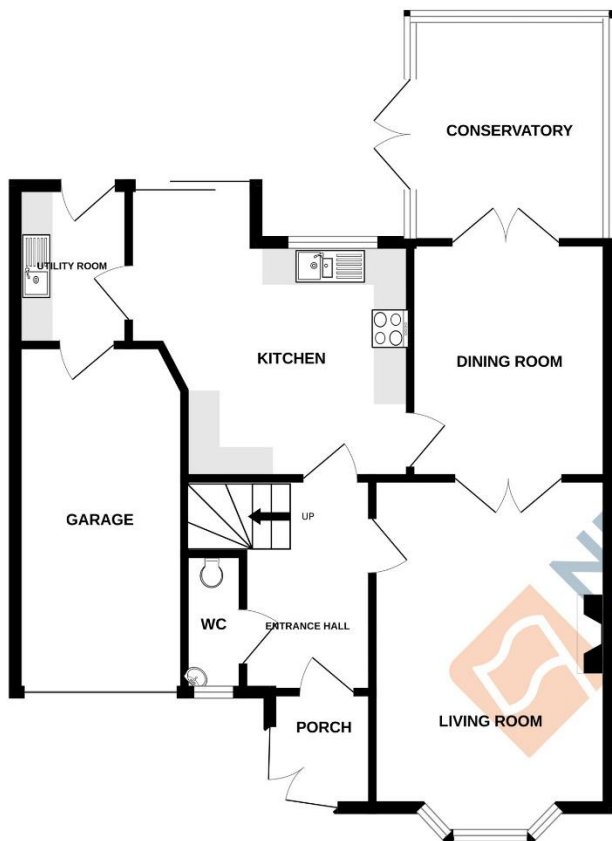
Shower Room 3.34m x 1.78m (11'0" x 5'10")





GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



HARBOROUGH CLOSE, WHISSENDINE LE15 7PB

TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.