



44 Stamford Road, Oakham, LE15 6JA

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Detached Family Home
- Four Spacious Bedrooms
- Popular Location with Walking Access to Oakham
- Substantial Plot with Large Driveway & Rear Garden
- Master Bedroom with Five Piece En-Suite Bathroom
- Open Plan Breakfast Kitchen
- Three Reception Rooms
- Unique Opportunity
- Freehold

£900,000





Set in the heart of Oakham on the popular Stamford Road is this delightful family home boasting spacious accommodation throughout including three reception rooms, an open plan kitchen/breakfast room and four bedrooms. Offered for sale for the first time in 40 years, the property has been consistently upgraded by the current owners to an exceptionally high standard, however, also offers great opportunities to further extend if required, subject to planning consents. Positioned on a substantial plot with a generous front garden and driveway, integral single garage and a mature rear garden. Located within a short stroll to the town centre, train station and schools, this ideal family home should be viewed at the earliest opportunity.

As you approach the property from the front, the entrance door leads through to the spacious entrance hall with a useful downstairs WC and open stairs with oak handrails and glass balustrades leading to the first-floor landing. On the ground floor, you find three spacious reception rooms, with the living room and dining room boasting bay windows looking out to the front garden. The separate sitting room is located towards the rear of the house with patio doors leading out to the rear garden. The breakfast kitchen has been fitted with a range of wall and base units along with several integral appliances. With open views over the rear garden, the kitchen is a fantastic entertaining space. From the kitchen, you have a useful utility area with a side door to the rear garden and an integral door to the garage. From the first-floor landing, you have four spacious bedrooms and a three-piece family shower room. The principal bedroom boasts a five-piece en-suite shower room including a corner bath, separate shower, WC, bidet and basin. All bedrooms offer useful built-in storage.



The property sits on a fantastic plot within a short walk of the town centre. Offering an easy-to-maintain front garden with shrub borders, the extensive gravel driveway provides off-road parking for several vehicles and leads to the internal garage. Gated access leads around to the rear garden where you find a private space, mainly laid to lawn with a range of maturely planted borders. A patio area extends from the house providing a substantial seating area. Internal viewings are strongly recommended at the earliest opportunity.



Entrance Hall 4.24m x 2.12m (13'11" x 7'0")

Living Room 6.32m x 2.64m (20'8" x 8'8")

Sitting Room 5.00m x 4.02m (16'5" x 13'2")

Dining Room 4.25m x 3.33m (13'11" x 10'11")

Kitchen & Breakfast Room 4.54m x 4.36m (14'11" x 14'4")



Utility Room 4.28m x 2.65m (14'0" x 8'8")

First Floor Landing 5.76m x 3.96m (18'11" x 13'0")

Bedroom One 4.86m x 3.31m (15'11" x 10'11")

En-Suite 4.00m x 2.33m (13'1" x 7'7")

Bedroom Two 4.66m x 2.74m (15'4" x 9'0")

Dressing Room 2.74m x 1.82m (9'0" x 6'0")

Bedroom Three 3.01m x 2.73m (9'11" x 9'0")

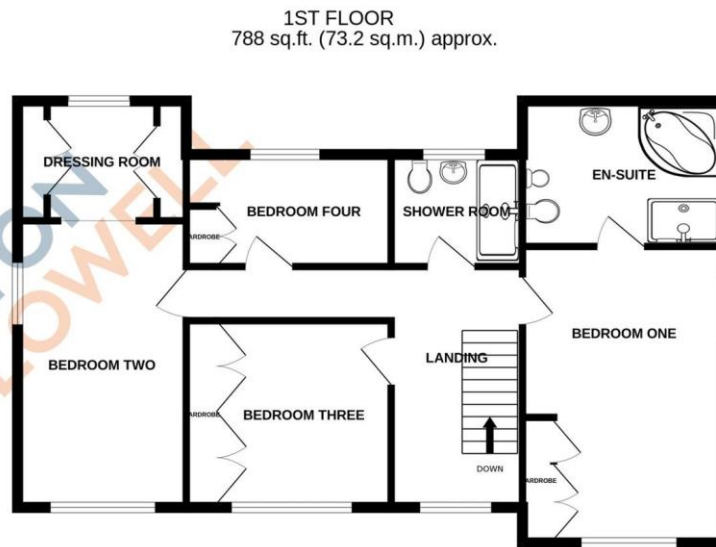
Bedroom Four 3.34m x 1.88m (11'0" x 6'2")

Shower Room 2.08m x 1.78m (6'10" x 5'10")

Garage 4.88m x 2.75m (16'0" x 9'0")







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TOTAL FLOOR AREA : 1994 sq.ft. (185.3 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland 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.