



42 Lonsdale Way, Oakham, LE15 6LR

 **NEWTON FALLOWELL**

3 3 1

Key Features

- Extended Semi-Detached House
- Three Bedrooms
- Two En-Suites
- Open Plan Kitchen / Lounge & Diner (6.6m x 7m Max Measurement)
- Integral Garage + Driveway
- Enclosed Rear Garden
- Easy Access To The Town Centre
- NO CHAIN
- EPC Rating D
- Freehold

£325,000





Situated on a popular road in Oakham, this lovely extended three-bedroom semi-detached family home offers an enviable location within easy walking distance to the town centre, train station, and local schools. Having been altered throughout and completely modernised this home offers a perfect blend of modern convenience and flexible accommodation. The property boasts a large open plan lounge/kitchen & diner measuring 7m x 6.6m (max measurement), a downstairs bedroom with en-suite, two bedrooms upstairs with en-suite to the master and a separate family bathroom. To avoid missing out on this opportunity, we highly recommend scheduling a viewing at your earliest convenience.



As you step inside, you are greeted by a welcoming entrance hallway that leads to the ground floor accommodation, integral garage and the staircase to the first floor. The extended open plan living room/kitchen/diner sits to the rear of the property. The modern kitchen boasts a central island with further floor to wall base units, offering integral eye level double ovens, gas hob, dishwasher and washing machine. Bi-fold doors open to the rear garden, a perfect space for social gatherings for indoor/outdoor living. From here, the rear lobby provides ample storage space, leading to the ground floor bedroom and en-suite, an ideal space for anyone needing accessible accommodation.



Upstairs the second bedroom and family bathroom look out over the rear garden and the master bedroom complete with en-suite and family bathroom overlook the front of the property. Outside the property offers a blockpaved driveway accommodating off road parking that leads to the integral garage with electric roller door. To the rear is a fully enclosed non-overlooked garden that is laid to artificial grass complete with a patio seating area.

Room Measurements

Porch 2.50m x 2.18m (8'2" x 7'2")

Entrance Hall 4.60m x 1.79m (15'1" x 5'11")

Kitchen/Lounge 7.90m x 6.69m (25'11" x 21'11")

Lobby 2.80m x 2.49m (9'2" x 8'2")

Bedroom Three 4.60m x 2.50m (15'1" x 8'2")

Ensuite 1.69m x 1.35m (5'6" x 4'5")

Garage 5.20m x 3.30m (17'1" x 10'10")

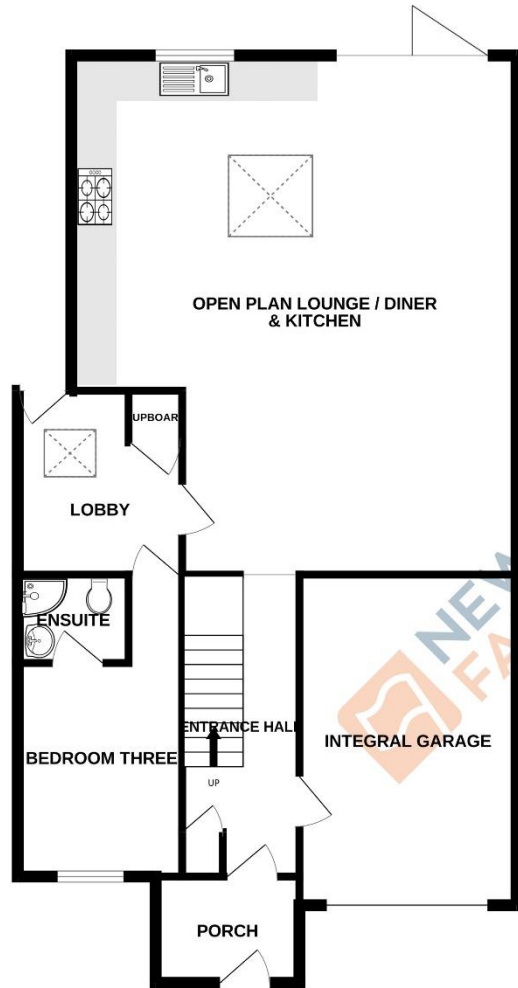
Bedroom One 3.51m x 3.37m (11'6" x 11'1")

Ensuite 2.49m x 1.65m (8'2" x 5'5")

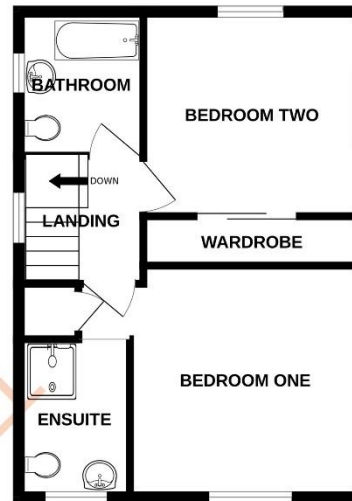
Bedroom Two 3.37m x 3.08m (11'1" x 10'1")

Bathroom 2.08m x 1.75m (6'10" x 5'8")

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.