



10 Severn Close, Oakham, LE15 6SU

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi Detached Family Home
- Three Spacious Bedrooms
- Two Generous Reception Rooms
- Low Maintenance Rear Garden
- Quiet Cul-De-Sac Location
- Driveway & Integral Single Garage
- No Onward Chain
- Solar Panels & Feed In Tariff
- EPC Rating C
- Freehold

£250,000





Set along a quiet cul-de-sac within the popular "Welland Way" area of Oakham is this extended semi-detached family home boasting spacious accommodation throughout including two reception rooms, a breakfast kitchen, three spacious bedrooms and a family bathroom with separate WC. Offered for sale with NO ONWARD CHAIN, this delightful home boasts driveway parking, an integral single garage and an easy-to-maintain rear garden. Offering an ideal family home, this lovely home has solar panels and a recently installed boiler. Internal viewings are strongly encouraged.



As you approach the property from the front the entrance door leads into the useful hallway with storage and access to the garage. The kitchen is fitted with a range of wall and base units with ample space for a breakfast table. The light and airy living area has patio doors to the rear garden whilst double doors lead through to the dining room or great second sitting room. Stairs lead to the first-floor landing where you find three spacious bedrooms, a bathroom and a separate WC.



The property sits on a generous plot with ample driveway parking to the front leading to the integral single garage. Gated access leads around to the rear garden which is mainly low-maintenance with a spacious patio area and creates an ideal family area throughout the year. Internal viewings are strongly advised.

Entrance Hall 3.07m x 1.02m (10'1" x 3'4")

Kitchen 3.16m x 2.45m (10'5" x 8'0")

Living Room 5.86m x 4.12m (19'2" x 13'6")

Dining Room 3.04m x 3.00m (10'0" x 9'10")

First Floor Landing 3.08m x 1.80m (10'1" x 5'11")

Bedroom One 3.08m x 3.07m (10'1" x 10'1")

Bedroom Two 3.68m x 2.72m (12'1" x 8'11")

Bedroom Three 3.30m x 2.07m (10'10" x 6'10")

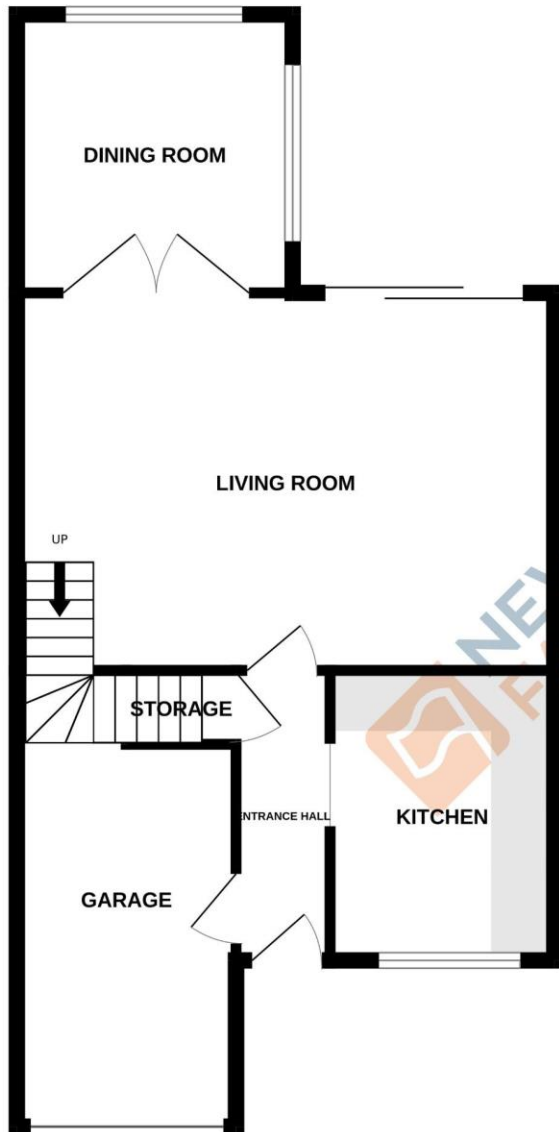
WC 1.67m x 0.83m (5'6" x 2'8")

Bathroom 2.60m x 1.57m (8'6" x 5'2")

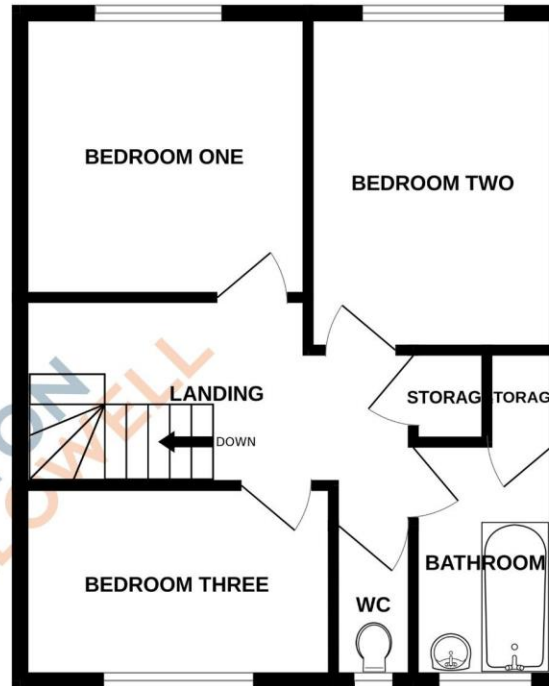
Integral Garage 4.97m x 2.21m (16'4" x 7'4")

Solar Panel Information

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



SEVERN CLOSE, OAKHAM, LE15 6SU

TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
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.