



63 Tyne Road, Oakham, LE15 6SJ

 **NEWTON FALLOWELL**



Key Features

- Detached Family Home
- Three Double Bedrooms
- Presented To A High Standard
- Kitchen/Diner
- Enclosed Private Rear Garden
- Oversized Garage & Driveway
- Popular Location
- EPC Rating D
- Freehold

Guide price £300,000 - £325,000





Situated on the popular Tyne Road, is this well-presented detached family home, set within walking distance of the historic market town centre, train station, and local schools. Sitting on a good-sized plot and offering spacious family accommodation the property offers a living room, kitchen diner, three double bedrooms, and a three-piece bathroom with shower over the bath. An internal viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered via the side aspect into the entrance hall where the stairs flow to the first floor's landing and doors provide access to both the living room and kitchen. The good-sized light and airy living room sits to the front aspect of the property and the large window overlooks the front garden. The kitchen/diner sits to the rear of the home, which offers plenty of floor-to-wall base units, a door to the under stairs storage cupboard and ample room to fit a table and chairs. A door from here also leads you into the private and enclosed rear garden. On the first floor, you will find three double bedrooms and a modern three-piece bathroom.

The south-east rear garden is easy to maintain and mainly laid to lawn, featuring a decked area to the rear of the garden and useful garden shed. To the front, you will find a driveway providing off-road parking for multiple vehicles that leads to the garage, with up and over door, along with electric points and side access.

Room Measurements

Entrance Hall 1.82m x 1.71m (6'0" x 5'7")

Living Room 5.49m x 3.66m (18'0" x 12'0")

Kitchen 5.66m x 1.85m (18'7" x 6'1")

Bedroom One 3.70m x 2.98m (12'1" x 9'10")

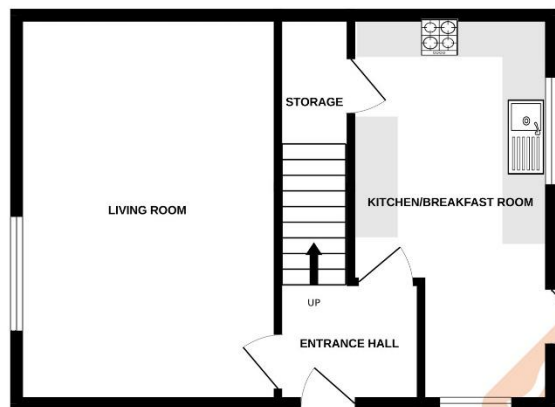
Bedroom Two 3.35m x 2.83m (11'0" x 9'4")

Bedroom Three 2.71m x 2.42m (8'11" x 7'11")

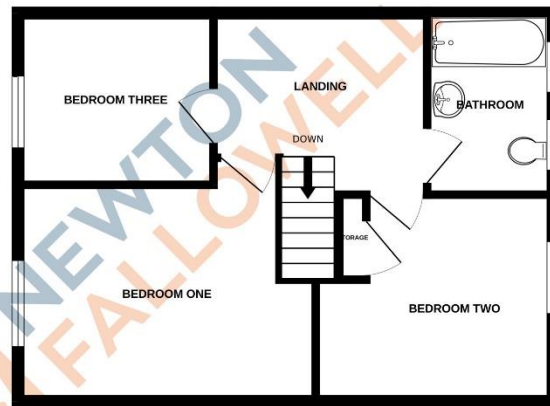
Bathroom 2.52m x 1.64m (8'4" x 5'5")

Single Garage & Driveway

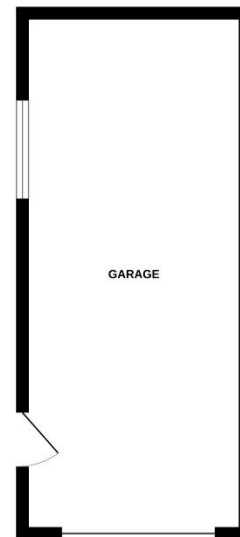
GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



GARAGE
247 sq.ft. (23.0 sq.m.) approx.



TYNE ROAD, OAKHAM, RUTLAND LE15 6SJ

TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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		84 B
69-80	C		
55-68	D	62 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.