



17 Churchill Road, Oakham, LE15 6LH

 **NEWTON FALLOWELL**





## Key Features

- Semi Detached Family Home
- Three Spacious Bedrooms
- Refitted Modern Kitchen & Bathroom
- Extensive Corner Plot with Driveway Parking & Garage
- Enclosed Rear Garden With A Large Patio Seating Area
- Sought after Location with Easy Access to Primary & Secondary Schools
- Ideal First Time Purchase
- Presented To A High Standard
- NO CHAIN

£280,000





Offered with NO CHAIN and set within a popular and desirable area of Oakham with easy access to local schools and amenities. This stunning refurbished semi-detached family home sits on a good-sized corner plot, offering a good use of space throughout including an open plan living/ dining area, a modern refitted kitchen, three spacious bedrooms, and a three-piece family bathroom. This family home sits on a generous corner plot and has great scope and potential to extend to the rear and side aspects if required (stp). A detached single garage and off-road parking can also be found at the rear. This property will create a perfect starter or family home and we strongly suggest a viewing is arranged at the earliest opportunity.

As you enter the property through the new and improved porched area you are welcomed by the entrance hall with stairs leading to the first-floor landing and doors giving access to the ground-floor accommodation. The ground floor accommodation features wood LVT flooring throughout and a storage cupboard is positioned off the hallway perfect to hide the coats and shoes. The living room sits to the front of the property with a window overlooking the front aspect and a large opening providing access to the dining area. The new kitchen is fitted with wall and base units and an integrated washer dryer & fridge/freezer. Access to the rear garden is via a UPVC door. From the first floor landing, there are three bedrooms, described as two doubles and a single, there is also a new three-piece family bathroom.

Externally the property has been well looked after with a well-maintained front and rear garden, single garage, and off-street parking for a couple of cars. The rear garden is fully enclosed and mainly laid to lawn with an extensive patio seating area ideal for entertaining.

Churchill Road is situated between Lonsdale Way & Braunston Road and provides easy walking access to the town centre, schools & station.

### Room Measurements

Entrance Hall 4.84m x 1.36m (15'11" x 4'6")

Living Room 4.84m x 3.20m (15'11" x 10'6")

Dining Room 3.10m x 2.62m (10'2" x 8'7")

Kitchen 2.97m x 2.50m (9'8" x 8'2")

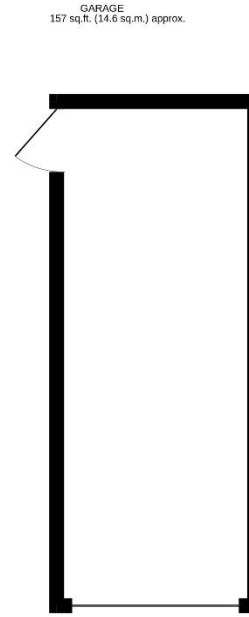
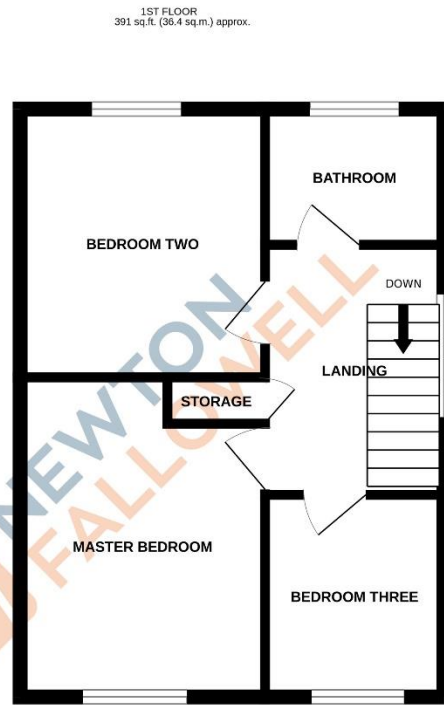
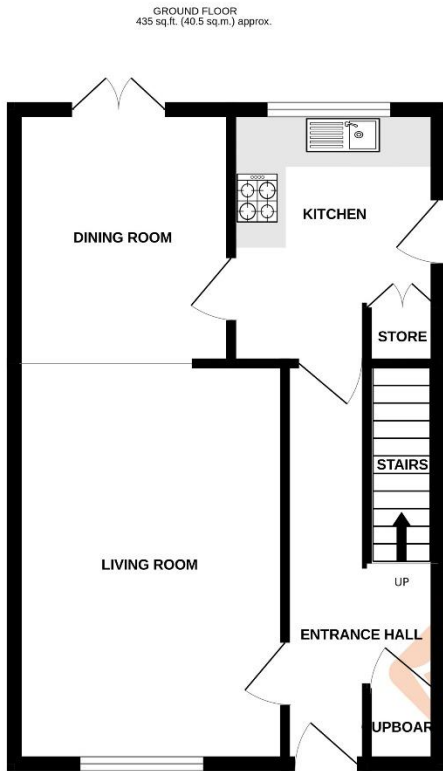
First Floor Landing 2.95m x 2.11m (9'8" x 6'11")

Bedroom One 3.94m x 3.03m (12'11" x 9'11")

Bedroom Two 3.20m x 2.99m (10'6" x 9'10")

Bedroom Three 2.50m x 2.14m (8'2" x 7'0")

Bathroom 2.18m x 1.73m (7'2" x 5'8")



CHURCHILL ROAD, OAKHAM LE15 6LH

TOTAL FLOOR AREA : 983 sq.ft. (91.4 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		85 B
69-80	C	71 C	
55-68	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.