



20 Irwell Close, Oakham, LE15 6SX

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite to Master
- Conservatory
- Downstairs W.C
- Integral Garage
- Enclosed Rear Garden
- Popular Location
- EPC Rating D
- Freehold

£310,000





Presented in excellent condition throughout is this three-bedroom detached family home. Situated in the popular area of Irwell Close an established estate within walking distance from Oakham's historic market town centre, local schools, and train station. Presented to a high standard, the property offers a spacious lounge/diner, downstairs WC, kitchen, three bedrooms with an en-suite to the master, family bathroom with a three-piece suite, and an integral garage. To avoid missing out we advise an internal viewing at the earliest opportunity.

Sitting over two floors the property is entered via the front aspect into the entrance hall where you will find doors providing access to the downstairs accommodation. The kitchen sits to the left, with plenty of floor-to-wall base units with space and plumbing for a washing machine and fridge freezer. To the right of the hallway is the integral garage of the property, providing storage and further scope for conversion. The spacious light and airy lounge/diner complete with wood flooring sits to the back of the property and from here double French doors open into the conservatory. From the first floor landing, you will find three bedrooms described as two doubles and a single. The master offers an en-suite shower room and built-in wardrobes within the bedroom. The three-piece bathroom finishes the upstairs accommodation.

Externally the property is well kept with a driveway providing off-road parking that leads to the integral garage. There is a small low-maintenance front garden which is laid to gravel with borders of plants and shrubs. Side access leads you around to the enclosed rear garden that offers a patio seating area and mostly laid to lawn, enclosed by timber fencing.

Room Measurements

Entrance Hall 4.90m x 1.10m (16'1" x 3'7")

Kitchen 3.61m x 2.02m (11'10" x 6'7")

Garage 4.10m x 2.50m (13'6" x 8'2")

WC 1.60m x 0.86m (5'2" x 2'10")

Lounge/Diner 5.74m x 3.47m (18'10" x 11'5")

Conservatory 2.81m x 2.39m (9'2" x 7'10")

First Floor Landing 3.50m x 3.22m (11'6" x 10'7")

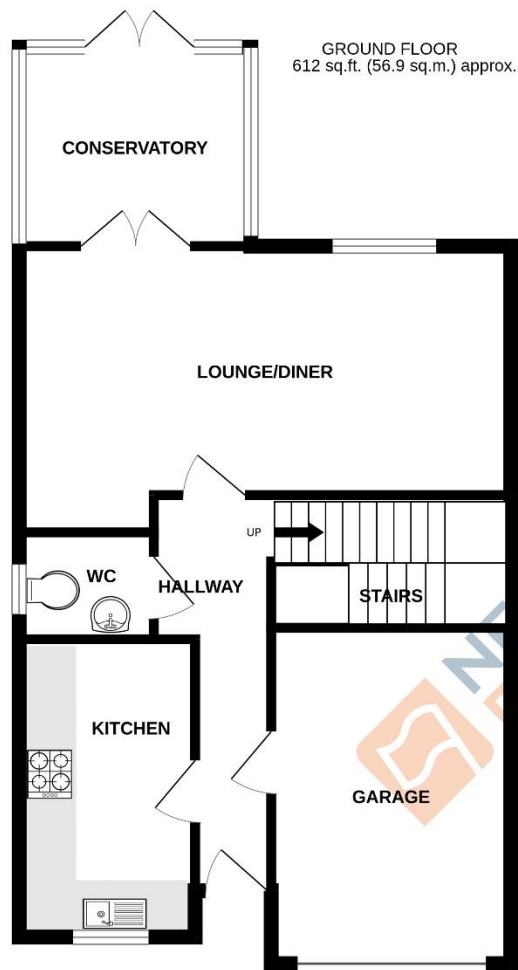
Bedroom One 3.35m x 2.97m (11'0" x 9'8")

Ensuite 2.46m x 1.38m (8'1" x 4'6")

Bedroom Two 3.71m x 2.91m (12'2" x 9'6")

Bedroom Three 2.68m x 2.45m (8'10" x 8'0")

Bathroom 2.15m x 1.95m (7'1" x 6'5")



IRWELL CLOSE, OAKHAM LE156SX

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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		83 B
69-80	C		
55-68	D	67 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.