



4 Long Meadow Way, Oakham, LE157DQ

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Driveway + Garage
- Enclosed Rear Garden
- Well Presented
- Popular Location
- EPC Rating E
- Freehold

£325,000





Set in the highly regarded village of Cottesmore which is renowned for its excellent primary school, and only a short drive from Oakham's popular market town centre is this desirable detached eco-friendly family home. The accommodation offers three bedrooms, a spacious kitchen/diner, a lounge, a family bathroom, and a single garage. An internal viewing is essential at the earliest opportunity.

As you approach the property, you initially enter via the front door into the entrance hall with stairs flowing to the first-floor landing and doors into the ground-floor accommodation. Firstly, you enter the living room that offers a large front window overlooking the front garden. At the rear of the property is a spacious kitchen and dining room with double French doors to the rear garden. From the first floor landing, you have three well-proportioned bedrooms, described as two large doubles and a generous single. The accommodation is completed by the recently refitted shower room.

The property is approached by a block-paved driveway providing off-road parking for several vehicles and leads to the single garage. A side gate leads to the rear garden that is mainly laid to lawn with borders of plants and shrubs. There is a large patio seating area and the rear section of the garden houses a greenhouse and is used as a useful storage area.

Room Measurements

Entrance Hall 4.57m x 1.88m (15'0" x 6'2")

Lounge 4.94m x 3.82m (16'2" x 12'6")

Kitchen 3.97m x 2.12m (13'0" x 7'0")

Dining Room 3.08m x 2.73m (10'1" x 9'0")

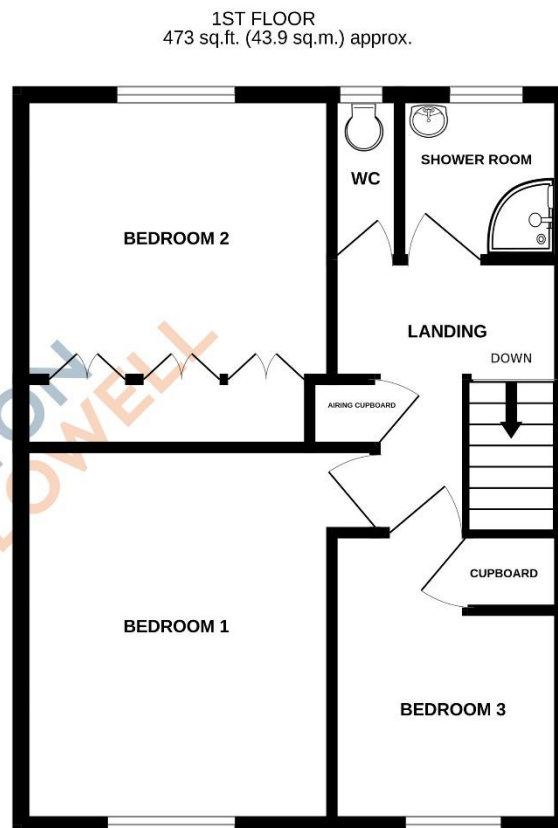
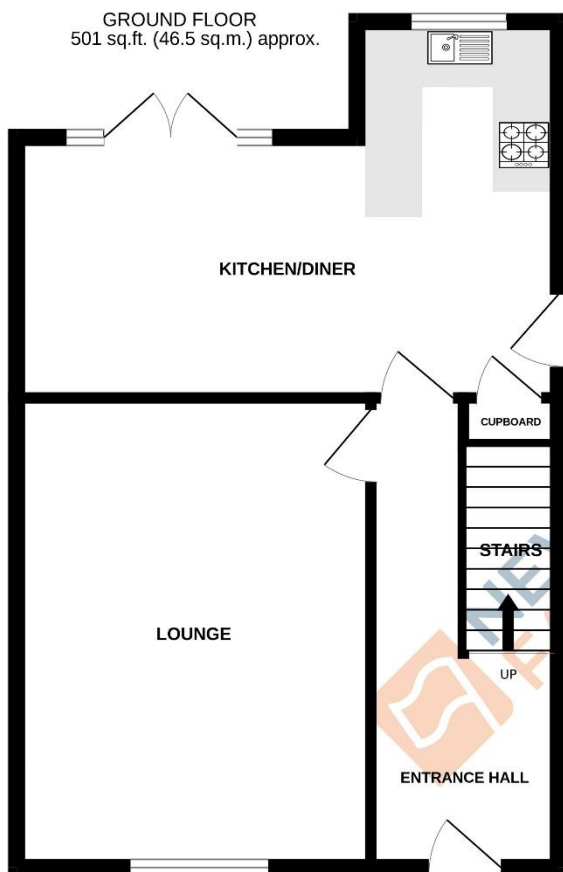
Bedroom One 3.98m x 3.28m (13'1" x 10'10")

Bedroom Two 3.11m x 3.04m (10'2" x 10'0")

Bedroom Three 3.07m x 2.41m (10'1" x 7'11")

Shower Room 1.83m x 1.73m (6'0" x 5'8")

WC 1.66m x 0.73m (5'5" x 2'5")



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TOTAL FLOOR AREA: 974 sq.ft. (90.4 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		
69-80	C		
55-68	D		68 D
39-54	E	40 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.