



NEWTON FALLOWELL

Priors Close,
Oakham, Rutland, LE15 6NY



Priors Close, Oakham, Rutland, LE15 6NY £1,250 PCM

****AVAILABLE EARLY OCTOBER**** Situated on the extremely popular 'Spinney Hill' development only a short walk from the centre of the historic market town of Oakham is this BRAND NEW three bedroom semi-detached property offering light and spacious accommodation throughout, including living room, modern fitted kitchen diner, utility room, WC, three well proportioned bedrooms with the master offering an en-suite shower room, and a family bathroom. The property also benefits from Air Source heating throughout controlled individually by thermostats in each room. Externally, well maintained front & rear gardens, as well as allocated off road parking, garden shed and a large detached garage complete the property.

Access is made via a block paved pathway into the oversized entrance hall, with stairs to the first floor landing. In the living room, double aspect windows overlooking the front and side aspects provide plenty of light, and a further door leads through to the modern and contemporary kitchen diner, which has been fitted with a range of floor to wall base units as well as an integral dishwasher, fridge freezer, app connected Siemens oven and induction hob. Further doors lead to the downstairs WC and the utility room which features a built in washer-drier. Upstairs, from the first floor landing you will find three very well proportioned bedrooms, the master having an en-suite, and the modern family bathroom.

Externally, a pleasant and low maintenance front garden is planted with a selection of shrubs, and to the right of the property one private parking space leads up to the detached garage. The large rear garden is partly block paved and partly lawned. An internal viewing is essential at the earliest opportunity; please contact Newton Fallowell Oakham to arrange!



Entrance Hall

Living Room

16'2" x 12'2" (max) (4.94 x 3.71 (max))

Kitchen/Breakfast Room

13'6" x 10'11" (4.14 x 3.34)

Downstairs W/C

7'10" x 4'11" (2.4 x 1.5)

Utility Room

4'11" x 5'4" (1.5 x 1.63)

Stairway and Landing

Bedroom One

12'2" x 10'0" (3.71 x 3.07)

En-Suite

8'9" x 3'8" (2.67 x 1.13)

Bedroom Two

13'6" x 7'11" (4.14 x 2.42)

Bedroom Three

9'1" x 7'11" (2.79 x 2.42)

Bathroom

8'8" x 7'1" (2.66 x 2.16)



COUNCIL TAX INFORMATION:

Local Authority: Rutland
Council Tax Band: C

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

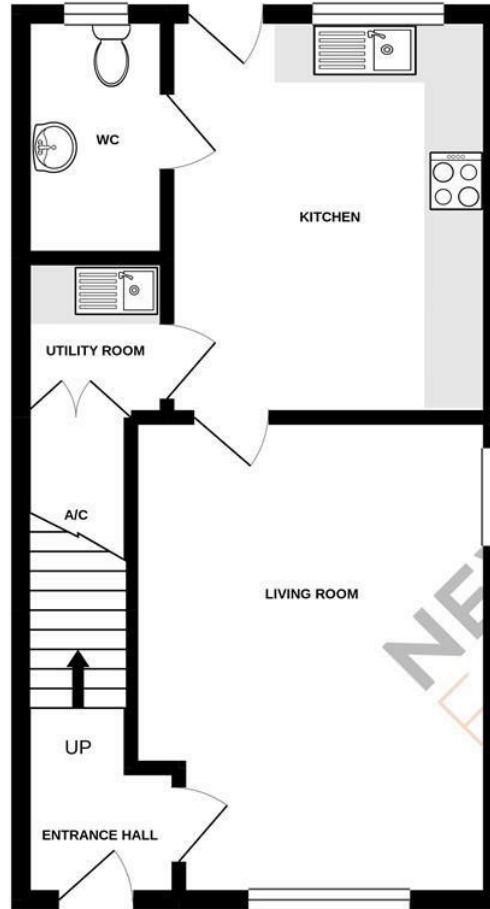
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

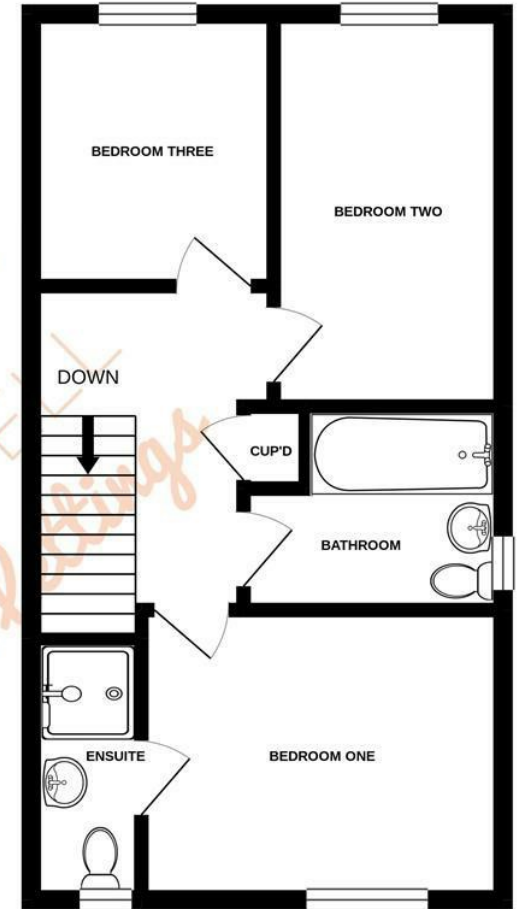
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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