



6 Vicarage Road, Oakham, LE15 6EG

 **NEWTON FALLOWELL**

5 3 4

Key Features

- Popular Location
- Walking Distance to Town Centre
- Five Bedrooms
- Four Reception Rooms
- Downstairs Shower Room
- Large Utility Room
- Double Garage + Driveway
- Owned Solar Panels
- EPC Rating B
- Freehold

Guide Price £800,000 to £825,000





Situated in the sought-after location of Vicarage Road, is this immaculately presented five bedroom detached family home. Meticulously updated by the current owners, this property offers several features such as 18 owned solar panels, open plan living, five spacious bedrooms, four reception rooms, downstairs shower room, en-suite to the master, non-overlooked rear garden, gravelled driveway and a double garage. Homes like this rarely come to market so we would recommend a viewing at your earliest opportunity!

The property is entered into a spacious porch, further leading into a dining hall, to the left of this room is the living room, adorned with dual aspect windows offering picturesque views of the front and rear gardens, a central electric fireplace is the focal point of the room. To the right of the dining hall is the modern shower room. From here is the second reception room, currently used as a study but originally designed to function as a downstairs bedroom, ideal for those requiring downstairs accommodation. The heart of the home lies within the open-plan kitchen/dining room, thoughtfully designed to accommodate the needs of a large family. With ample storage space, granite countertops, and integrated Neff appliances, including a eye-level oven, combination oven, electric hob, and Samsung dishwasher. The kitchen is complete with a useful pantry cupboard. Adjoining the kitchen is a charming garden room, offering views of the rear garden. An expansive utility room provides added functionality with its generous layout and built-in storage solutions.



On the first floor are five bedrooms, described as four doubles and a good size single. The master features a modern four-piece bathroom with Amtico flooring, and floor to ceiling tiles. The modern three-piece bathroom completes the upstairs accommodation.

Externally, this home provides ample parking with a gravelled driveway, leading to the double garage with electric up and over door. Side access to the right of the property leads to the rear west facing garden, with a large patio area and raised decked area ideal for family gatherings, along with planted and shrubbed borders, mostly laid to lawn and enclosed by timber fencing.



Entrance Porch 1.51m x 1.47m (5'0" x 4'10")

Dining Room 5.49m x 3.98m (18'0" x 13'1")

Utility Room 5.48m x 1.87m (18'0" x 6'1")

Shower Room 0.00m x 0.00m (0'0" x 0'0")

Living Room 6.05m x 4.14m (19'10" x 13'7")

Study 3.44m x 3.08m (11'4" x 10'1")

Kitchen 5.33m x 3.39m (17'6" x 11'1")

Garden Room 3.41m x 2.89m (11'2" x 9'6")



Double Garage 6.63m x 4.55m (21'10" x 14'11")

First Floor Landing 7.51m x 2.06m (24'6" x 6'7")

Bedroom One 4.17m x 2.87m (13'8" x 9'5")

Ensuite 2.93m x 2.34m (9'7" x 7'8")

Bedroom Two 4.55m x 3.13m (14'11" x 10'4")

Bedroom Three 3.81m x 3.78m (12'6" x 12'5")

Bedroom Four 3.95m x 2.40m (13'0" x 7'11")

Bedroom Five 4.74m x 1.81m (15'7" x 5'11")



Bathroom 2.41m x 1.66m (7'11" x 5'5")

Study Area 1.73m x 1.66m (5'8" x 5'5")

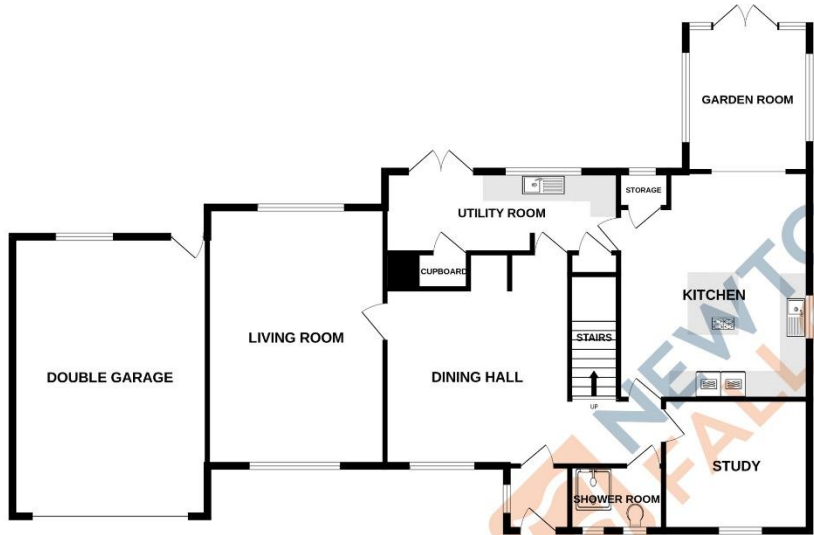
Solar Panel Information

This property is being sold with 18 owned solar panels installed approximately a year ago. Currently generating 6.6kw, these panels virtually pay for the electricity throughout the year, with battery storage and hot water heating.

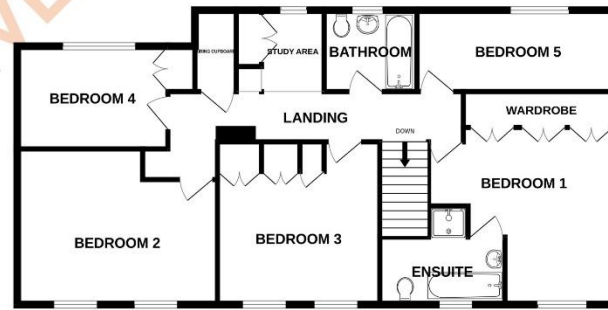




GROUND FLOOR
1543 sq.ft. (143.3 sq.m.) approx.



1ST FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



VICARAGE ROAD, OAKHAM LE156EG

TOTAL FLOOR AREA : 2547 sq.ft. (236.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.