



2 Prince George Avenue, Oakham, LE15 6GE

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Modern Detached Family Home
- Four Double Bedrooms
- Open Plan Kitchen & Dining Room
- Living Room, Garden Room & Study
- En-Suite to Main Bedroom
- Driveway & Single Garage
- Workshop / Garden Room
- Quiet Cul-De-Sac Development with Easy Access to Schools, Train Station & Town Centre
- EPC Rating A
- Freehold

£525,000





An exceptionally well-presented detached family home in the sought-after area of Oakham, within a short walking distance to the town centre, train station and schools. Presented in a 'show home' condition and boasting extensive accommodation including a living room, dining room/garden room, study, kitchen & breakfast room, four double bedrooms and two bath/shower rooms. The property sits on a generous plot with an easy-to-maintain south-facing rear garden, detached single garage and conservatory, ideally for a home office or gym. The property has recently benefitted from the installation of twelve solar panels positioned on the rear elevation along with an internal battery system and feed-in tariff. Creating an ideal family home, this desirable family home should be viewed at the earliest opportunity.

Entering the property via the front you are welcomed with the tiled entrance hall and stairs to the first-floor landing. Both the study and living room sit at the front and offer views over the street scene. You can enter both the kitchen and garden room from the living area. The entrance hall also offers access to both the under-stairs cupboard and separate downstairs WC. The large modern and contemporary kitchen/breakfast room sits to the rear, benefiting from two large skylights filling the space with natural light. The kitchen benefits from ample floor-to-wall base units and built-in appliances. The Anglian Garden room sits to the rear and can be accessed via the kitchen or from the lounge, with a level-through access to the south-facing garden. Bi-folding doors open to the private low-maintenance rear garden, with mature raised borders and trees. From the first floor landing you have four double bedrooms, three of which benefiting from built-in storage. The main bedroom offers a private en-suite shower room. The first floor is completed with the three-piece family bathroom.



Externally the property is extremely well kept with a low maintenance Lazy-Lawn laid rear garden and brick wall surround. To the front, you have driveway parking with a single garage with an electric door roller door with a further conservatory off of the garage. The loft space has been fully boarded to create a usable space with a drop-down ladder. This property is in an excellent location within the town, notably, adjacent to the quiet Rutland Care Village, facilities like Oakham Medical Practice and their associated pharmacy are within a 2-minute walk through a dedicated rear access.



Entrance Hall 4.65m x 2.03m (15'4" x 6'8")

Living Room 7.06m x 3.43m (23'2" x 11'4")

Garden Room 4.83m x 4.09m (15'10" x 13'5")

Kitchen / Breakfast Room 5.28m x 4.47m (17'4" x 14'8")

Utility Room 2.03m x 1.55m (6'8" x 5'1")

Study 3.12m x 2.77m (10'2" x 9'1")

Downstairs WC 1.55m x 1.22m (5'1" x 4'0")



First Floor Landing 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 3.48m x 3.43m (11'5" x 11'4")

En-Suite 2.34m x 1.60m (7'8" x 5'2")

Bedroom Two 4.19m x 3.71m (13'8" x 12'2")

Bedroom Three 3.28m x 3.05m (10'10" x 10'0")

Bedroom Four 2.95m x 2.41m (9'8" x 7'11")

Family Bathroom 1.98m x 1.93m (6'6" x 6'4")



Single Garage 5.92m x 2.74m (19'5" x 9'0")

Conservatory 3.40m x 2.87m (11'2" x 9'5")

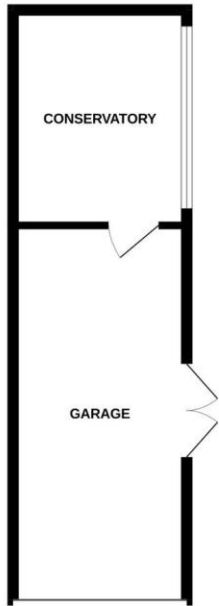
#### Residents Management Company

The property is liable to pay an annual charge to Greenbelt for the maintenance and upkeep of the common areas within the development. We are advised that the current charge from 01 May 24 - 30 Apr 25 charge is £101.98 per property, per annum and is reviewable on an annual basis.

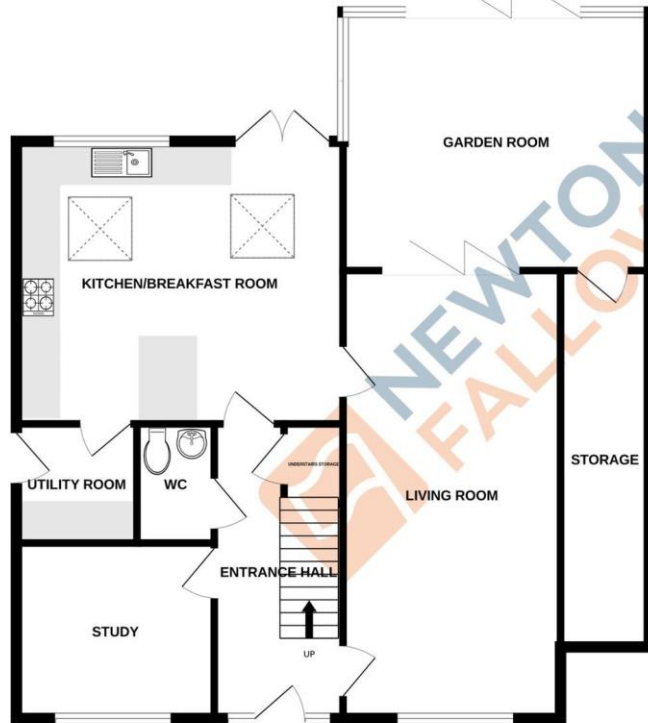




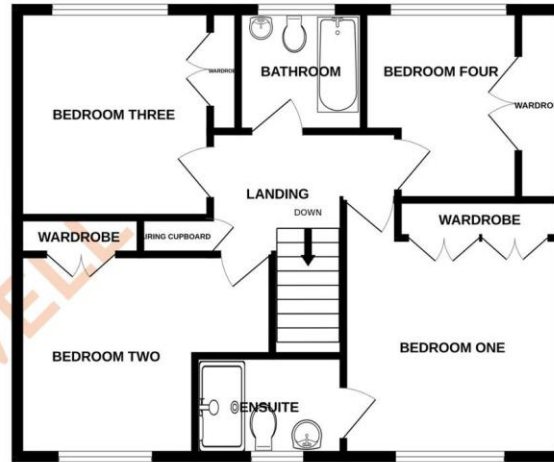
OUTBUILDINGS  
275 sq.ft. (25.5 sq.m.) approx.



GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



PRINCE GEORGE AVENUE, OAKHAM, LE15 6GE

TOTAL FLOOR AREA : 1993 sq.ft. (185.2 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	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland CC  
Council Tax Band: E

#### 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.