



4 Derwent Drive, Oakham, LE15 6SA

 **NEWTON FALLOWELL**



Key Features

- Modern Detached Family Home
- Open Plan Kitchen, Living & Dining Area
- Three Spacious Bedrooms
- Generous Rear Garden
- Easy Access to Town Centre & Schools
- Driveway Parking
- Fitted Kitchen with Appliances & Island
- Scope to Extend & Further Improve, If Required & STP
- EPC Rating D
- Freehold

£375,000





Set within the heart of the popular market town of Oakham is this modern and substantially renovated detached family home, boasting a wealth of accommodation including a fantastic open plan kitchen, living and dining area with bi-folding doors to the garden, three generous bedrooms and a family bathroom. Positioned on a plot with approximately a 35m long non-overlooked rear garden, ample driveway parking and scope to extend and further improve if required and subject to planning permission. With only a short walk to the town centre amenities and popular local schools, this ideal family home should be viewed at the earliest opportunity.



As you approach the property from the front, the gravel driveway leads to the partly glazed front door leading into a warm and welcoming entrance hall with ample storage space and stairs leading to the first-floor landing. An opening leads through to the wonderful open plan living space with clever discreetly sectioned living areas including a sitting area, dining area and kitchen area with bi-folding doors opening out to the rear garden. The room encompasses a wood-burning stove, useful storage and a kitchen that has been fitted with a range of appliances including two single ovens, wine cooler, dishwasher, washing machine, full-height fridge, full-height freezer and induction hob. From the first-floor landing, you have three spacious bedrooms, all with fitted storage and access to the three-piece family bathroom.



The property sits on a generous plot and offers a large gravel driveway providing off-road parking for several vehicles. Gated access leads around to the rear garden where you find a large decking area leading to a lawn with planted borders and a bark-laid play area at the bottom of the garden. The plot offers several opportunities to extend the footprint of the house if required and subject to the consent of the local council. Internal viewings are strongly recommended.

Room Measurements

Entrance Hall 5.07m x 1.88m (16'7" x 6'2")

Kitchen, Living & Dining Area 7.72m x 5.80m (25'4" x 19'0")

L-Shaped area with the Living Area narrowing to 3.80m and the Dining Area narrowing to 2.66m.

First Floor Landing 2.84m x 1.94m (9'4" x 6'5")

Bedroom One 3.96m x 3.32m (13'0" x 10'11")

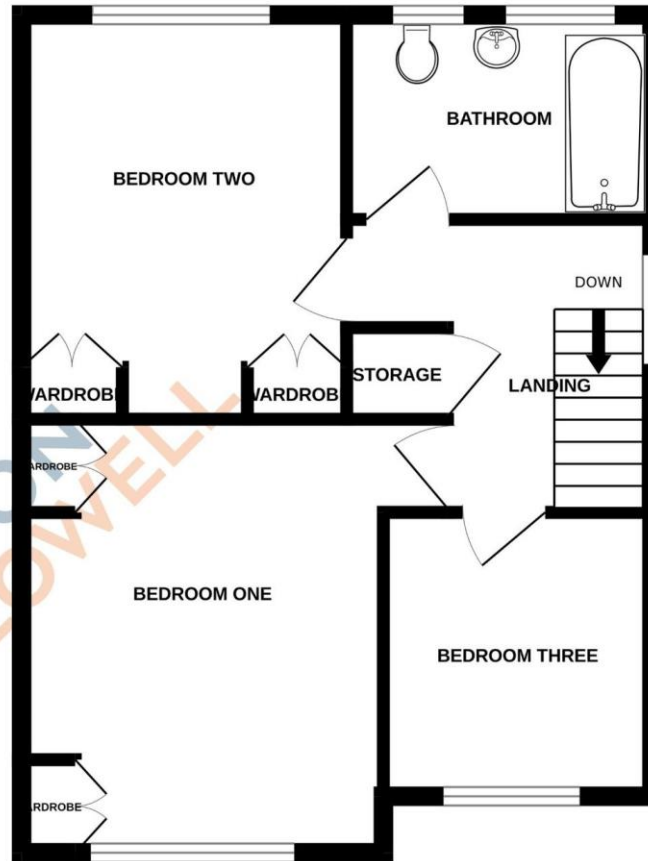
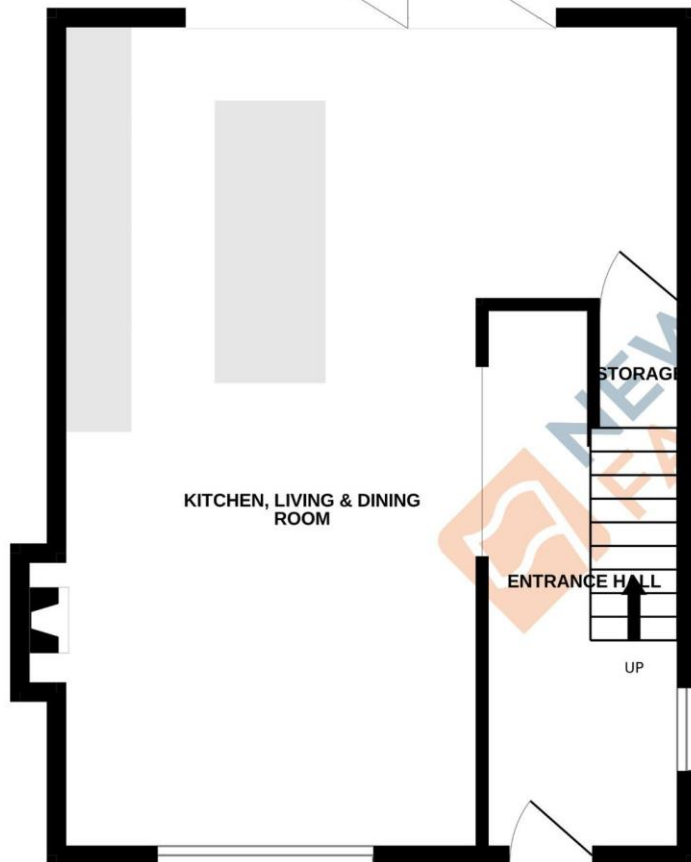
Bedroom Two 3.72m x 3.00m (12'2" x 9'10")

Bedroom Three 2.61m x 2.40m (8'7" x 7'11")

Bathroom 2.70m x 1.71m (8'11" x 5'7")

1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



DERWENT DRIVE, OAKHAM, LE15 6SA

TOTAL FLOOR AREA : 953 sq.ft. (88.6 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	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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.