



14 Churchill Road, Oakham, LE15 6LH

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Extended Semi Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Downstairs W.C
- Enclosed Rear Garden
- Block Paved Driveway
- Popular Location
- Well Presented
- EPC Rating C
- Freehold

£300,000





Offering easy access to the town centre and local schools is this extended three-bedroom semi-detached family home, benefitting spacious family living in the heart of Rutland. The accommodation includes a good-size lounge, dining room, breakfast kitchen, study/playroom, downstairs W.C., three bedrooms described as two doubles and a single, and a family bathroom. The property offers a good-sized enclosed rear garden to the rear and ample parking to the front via the block-paved driveway.

Entering via the front door leads into the spacious entrance hall that provides access to the lounge, kitchen, and study/playroom. The extended kitchen sits to the rear of the property and features floor-to-ceiling units, space for a washing machine and tumble dryer, Range style double oven, and a door to the rear garden. Sitting to the front of the property is the spacious light and airy lounge that features a fireplace and views out to the front aspect. The garage has been converted to accommodate another reception room and downstairs W.C. ideal for anyone requiring a home office, playroom, or downstairs bedroom. Upstairs the landing gives access to the three bedrooms. Bedrooms two and three sit to the front of the property and bedroom one sits to the rear with a built-in storage cupboard. Completing the upstairs layout is the family bathroom with a three-piece suite.

Externally the property offers a large block paved drive providing ample off-road parking for several vehicles. The rear east-facing garden is mainly laid to lawn and fully enclosed with borders of plants and shrubs and features a large, decked area suitable for entertaining. We would highly recommend an internal viewing of this property to fully appreciate the accommodation on offer.

## Room Measurements

Entrance Hall 1.84m x 0.92m (6'0" x 3'0")

Living Room 4.35m x 3.34m (14'4" x 11'0")

Dining Room 2.78m x 2.67m (9'1" x 8'10")

Kitchen 9.73m x 3.08m (31'11" x 10'1")

Study 4.89m x 2.48m (16'0" x 8'1")

WC 1.50m x 1.17m (4'11" x 3'10")

First Floor Landing 2.49m x 1.78m (8'2" x 5'10")

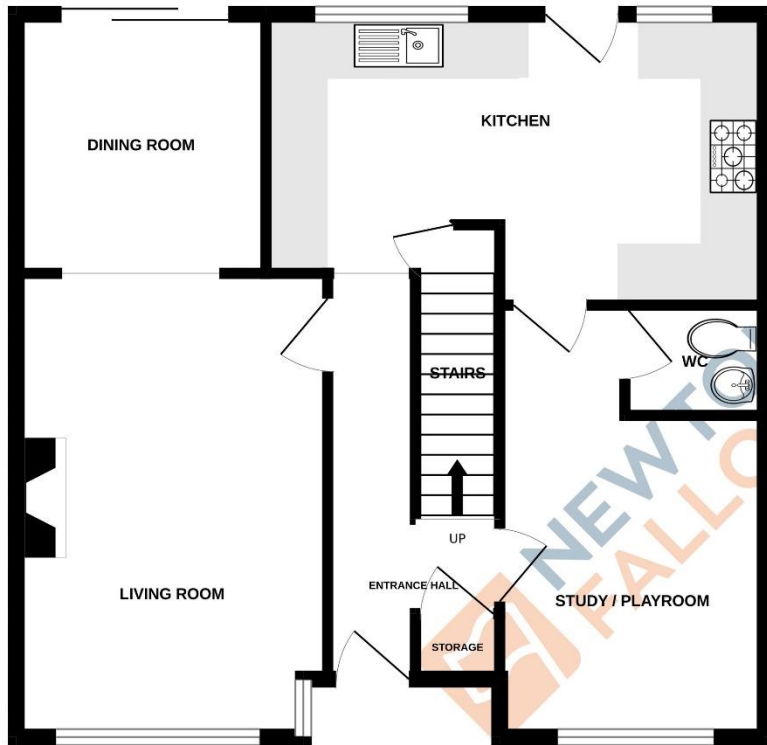
Bedroom One 3.69m x 3.38m (12'1" x 11'1")

Bedroom Two 3.64m x 3.58m (11'11" x 11'8")

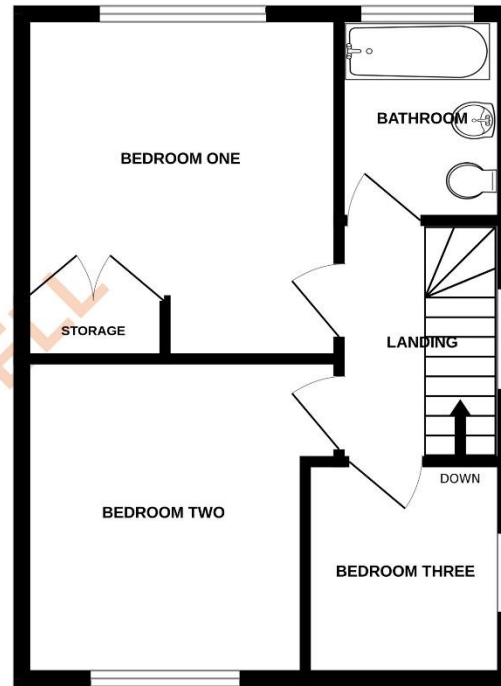
Bedroom Three 2.32m x 2.14m (7'7" x 7'0")

Bathroom 2.21m x 1.78m (7'4" x 5'10")

GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



CHURCHILL ROAD, OAKHAM LE15 6LH

TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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		84 B
69-80	C	70 C	
55-68	D		
39-54	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.