



Springfield Way, Oakham, LE15 6QA

 **NEWTON FALLOWELL**



Key Features

- Four Bedroom Detached House
- Modern Fitted Kitchen
- Large Living/Dining Room
- En-Suite Bathroom
- Garage and Parking
- Large Private Garden
- Rutland Council Tax Band D
- EPC Rating - D
- EPC Rating D

£1,400 PCM





***AVAILABLE END OF JUNE/EARLY JULY *** Set on this popular residential area on the Northern edge of Oakham is this very well presented FOUR BEDROOM detached family home. Featuring a large living room, separate dining room, modern fitted kitchen, 3-piece bathroom suite and separate downstairs WC, enclosed rear garden, off-road parking and an integral single garage.

Approaching the property from Ashwell Road, you'll find it nicely situated to your right and set back slightly from the road. Upon entering the house, you'll be first greeted by the entrance hallway and stairs to the first floor with a door to the generous lounge/diner running a good deal of the depth of the property. A second door provides access to the modern fitted kitchen which features fully integrated appliances, boiling water tap and ample space for a breakfasting table. From here, access is made to the rear hall and downstairs WC, with two further doors leading to the rear garden and Dining Room respectively, which has double glazed doors to the Lounge, creating a double aspect through both rooms. The single garage is accessed from outside of the property and provides plenty of space for a car, or extra storage. Returning to the entrance hallway, the stairs rising to the first floor lead to a landing from which all of the bedrooms are accessed. The principle bedroom with en-suite attached is filled by light from the large windows, as is the second bedroom. Both the principle and second bedrooms are of an extremely generous size. Bedrooms three and four, situated to the rear half of the property are also both of a good size. The three piece bathroom suite completes the first floor accommodation.

Outside, the property has a large enclosed rear garden with an expanse of lawn, patio terraced seating area and planted mature borders. A pleasantly landscaped front garden and off road parking complete the situation.

Contact Newton Fallowell, Oakham today to arrange your viewing on this beautiful property!

Hall 1.84 x 1.43

Kitchen 3.4 x 3.4

Downstairs Hallway 1.7 x 1.3

Lounge 6.6 x 3.5

Dining Room 3.5 x 2.9

Upper Hallway 2.8 x 0.9

Bedroom 1 3.8 x 3.5

Ensuite 1.5 x 0.70

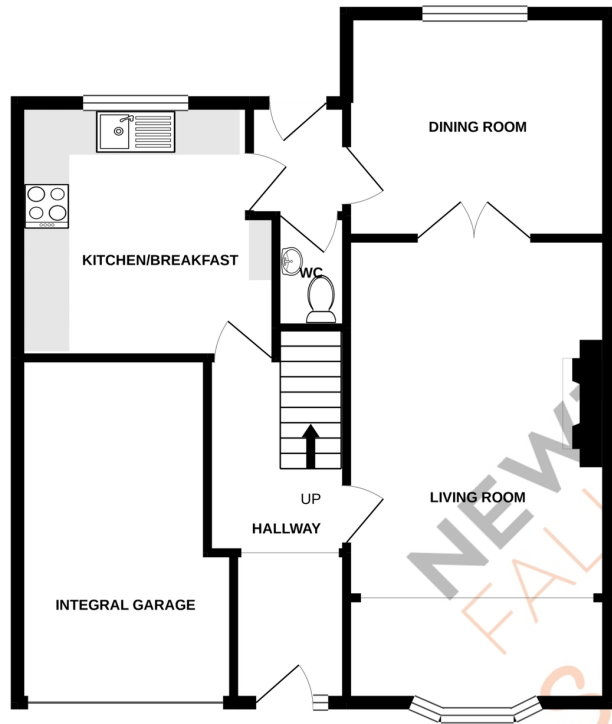
Bedroom 2 3.7 x 3.6

Bedroom 3 3.05 x 2.8

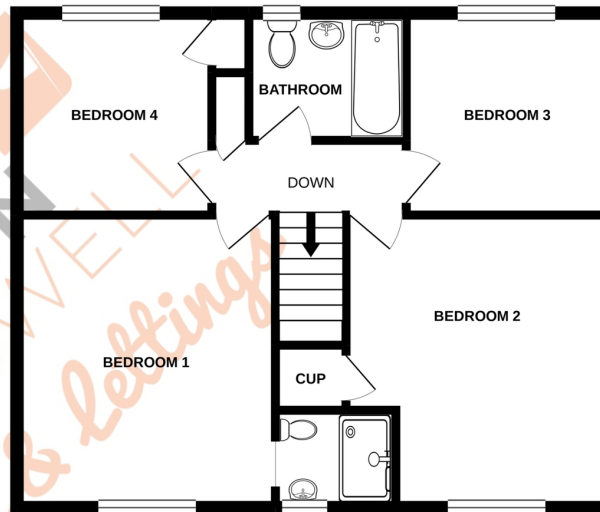
Bedroom 4 2.8 x 2.6

Bathroom 2.09 x 1.7

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.