



6 Witham Road, Thistleton, Oakham, LE15 7RG

 **NEWTON FALLOWELL**

4 1 2

## Key Features

- Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen With Breakfast Bar
- Large Driveway With Space For A Motor Home Or Caravan
- Potential To Extend Further (STPP)
- Open Field Views To The Front & Rear Aspects
- Desirable Village Location
- EPC Rating C
- Freehold

£375,000





Positioned on a desirable plot on the edge of the quiet village Thistleton, is this semi-detached extended home. Presented in a 'move in' condition, benefiting from an open kitchen/diner, two reception rooms, downstairs shower-room, three/four bedrooms, a large garden, driveway for multiple cars, and open field views to front and back! This home is not one to miss.

Entering the property from the front door leads to the entrance hall with a staircase to the first floor and doors to the downstairs bedroom and living room. The living room is light and airy and features a log burner, wood flooring, and access to the extended breakfast kitchen and rear lobby. The breakfast kitchen features a Rangemaster-style cooker, breakfast bar, double French doors to the rear garden, and a door to the utility room. Having space and plumbing for a washing machine and tumble dryer the utility room makes a useful addition to this stunning home. From the utility room, you have access to the family room that features double French doors to the rear garden and offers flexible accommodation that could be used for a wide range of uses. Located from the utility room is the rear lobby that gives access to the living room and downstairs shower room. This completes the downstairs layout. Upstairs the property features three good size bedrooms all with built-in storage.

Externally the property sits on a good-sized plot and features open field views to the front and rear aspects. The driveway provides off-road parking for a multitude of vehicles and would also provide enough space for a caravan or motorhome.

### Room Measurements

Entrance Hall 1.48m x 1.05m (4'11" x 3'5")

Lobby 2.02m x 1.59m (6'7" x 5'2")

Living Room 4.79m x 3.26m (15'8" x 10'8")

Kitchen/Breakfast Room 4.54m x 4.32m (14'11" x 14'2")

Utility Room 3.25m x 2.94m (10'8" x 9'7")

Family Room 4.13m x 3.25m (13'6" x 10'8")

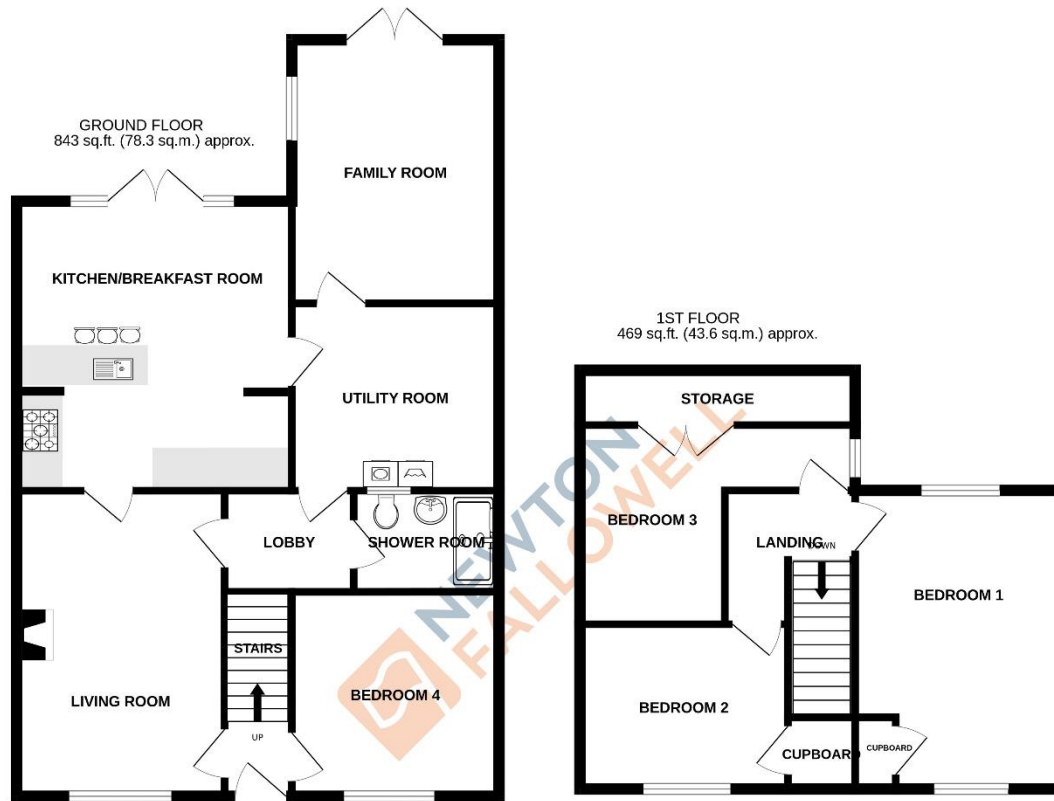
Bedroom Four 3.25m x 3.21m (10'8" x 10'6")

First Floor Landing 2.10m x 2.04m (6'11" x 6'8")

Bedroom One 4.68m x 3.25m (15'5" x 10'8")

Bedroom Two 3.26m x 2.58m (10'8" x 8'6")

Bedroom Three 4.32m x 3.13m (14'2" x 10'4")



WITHAM ROAD, THISTLETON, OAKHAM LE157RG

TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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		82 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: B

**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.