



49 Edmonton Way, Oakham, LE15 6JE

 **NEWTON FALLOWELL**

4 1 2

## Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Garage Conversion To Office
- Driveway & Single Garage
- Enclosed Rear Garden
- Corner Plot
- EPC Rating C
- Freehold

Guide price £475,000





A well-presented detached family home situated on a large corner plot on the desirable Edmonton Way within the popular town of Oakham. The property boasts four bedrooms described as three double and a single, two reception rooms, a utility room, an office, and a driveway that leads to the single garage. The property offers easy access to the town centre and would make an ideal family home.

Entering via the front doors leads into the entrance porch with a door through to the entrance hall. From the entrance hall you have access to the living room, dining room, kitchen, office, and downstairs W.C. The living room sits to the front of the property and offers views out to the front aspect. Located directly behind the living room is the dining room that provides access to the rear garden via double French doors and also gives access to the kitchen. The office is accessed via the main hallway and offers a view out to the front aspect. Accessed via the dining room or main hallway is the modern kitchen that is fitted with floor-to-ceiling units and benefits from a large Rangemaster-style stainless steel double oven, ceramic worktops, and mosaic-style tiling. Leading from the kitchen is a useful utility room that offers space and plumbing for a washing machine, tumble dryer, and a door out to the side of the property. Upstairs the property offers four bedrooms described as three doubles and a single. Bedrooms one and two sit towards the front of the property and boast views to the front aspect. Bedrooms three, and four and the family bathroom sit towards the rear of the property. The family bathroom is fully tiled and features a panel bath with shower, heated towel rail, screen, and a rain shower head.



Externally the property sits on a good-sized corner plot and provides off-road parking for several vehicles via the gravel driveway. The single garage is accessed via the driveway and offers access to the rear garden. An electric car charge point is also included. An enclosed private rear garden sits to the rear of the property with a border of plants & shrubs, and a patio seating area and would make an ideal space for entertaining guests.



Porch 1.85m x 1.32m (6'1" x 4'4")

Entrance Hall 4.55m x 1.85m (14'11" x 6'1")

Living Room 4.31m x 3.58m (14'1" x 11'8")

Office 4.91m x 2.40m (16'1" x 7'11")

Dining Room 2.84m x 2.80m (9'4" x 9'2")



Kitchen 3.36m x 2.84m (11'0" x 9'4")

Utility Room 2.40m x 1.87m (7'11" x 6'1")

WC 2.40m x 0.97m (7'11" x 3'2")

Garage 4.91m x 2.56m (16'1" x 8'5")

First Floor Landing 2.73m x 0.97m (9'0" x 3'2")



Bedroom One 4.31m x 3.59m (14'1" x 11'10")

Bedroom Two 3.58m x 3.43m (11'8" x 11'4")

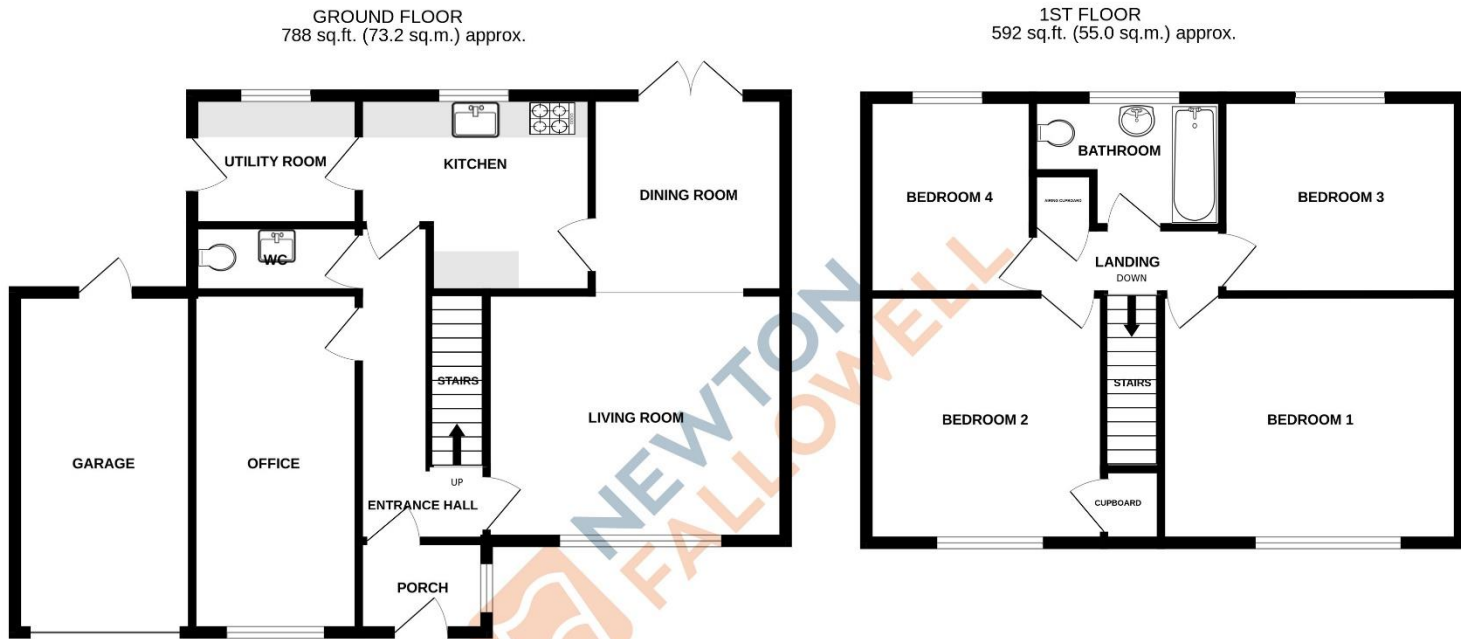
Bedroom Three 3.43m x 2.84m (11'4" x 9'4")

Bedroom Four 2.84m x 2.40m (9'4" x 7'11")

Bathroom 2.73m x 1.87m (9'0" x 6'1")







EDMONTON WAY, OAKHAM LE156JE

TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland District Council  
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.