



34 Kempton Drive, Oakham, LE157QL

 **NEWTON FALLOWELL**



## Key Features

- Modern Mid Terrace
- Two Bedrooms
- Shared Ownership 40%
- Downstairs W.C
- Enclosed Rear Garden
- Off Road Parking
- Ideal First Time Purchase
- NO CHAIN
- EPC Rating B
- Leasehold

Shared ownership £78,000





Situated on the popular Bellway Homes development, sits this modern two-bedroom mid-terrace property being sold on a shared ownership basis. The property offers two spacious bedrooms, off-road parking, and an enclosed rear garden. Being sold with NO CHAIN, this property offers an excellent opportunity to get onto the property ladder and would make an ideal first-time purchase.

Entering via the front door leads into the entrance hall that grants access to the kitchen, downstairs W.C., lounge/diner, and a staircase to the first floor. The kitchen sits to the front of the property and features ceiling-to-floor units, an integrated hob & oven, and space and plumbing for a washing machine. Accessed via the entrance hall is the lounge diner that features a useful storage cupboard and double French doors to the rear garden. Upstairs the property boasts two double bedrooms with bedroom one offering views to the rear aspect and bedroom two with views to the front. The family bathroom offers a fully tiled panel bath with shower & screen and a close coupled W.C. with half and full flush, this completes the upstairs accommodation.

Externally the property offers off-road parking to the front and to the rear is an enclosed rear garden that is mainly laid to lawn with a separate patio seating area and a rear access gate.

### Room Measurements

Entrance Hall 2.98m x 0.99m (9'10" x 3'2")

Kitchen 3.30m x 1.59m (10'10" x 5'2")

Lounge 4.26m x 3.76m (14'0" x 12'4")

WC 1.65m x 1.01m (5'5" x 3'4")

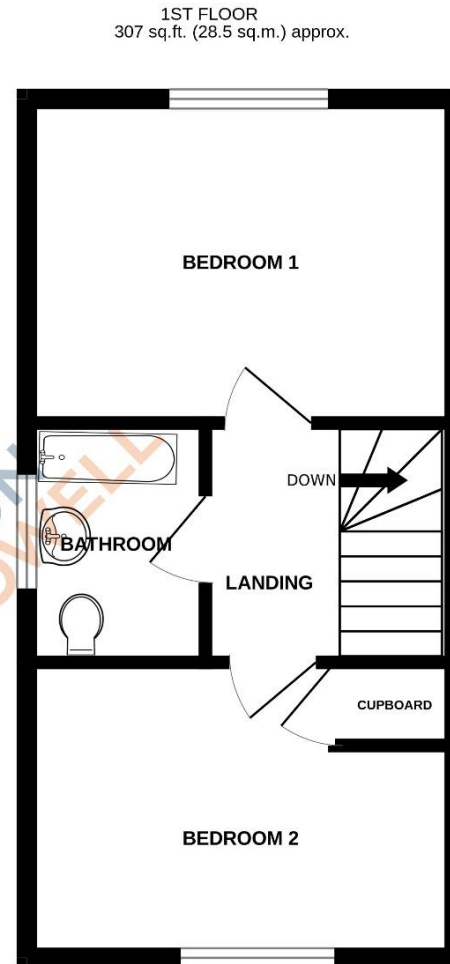
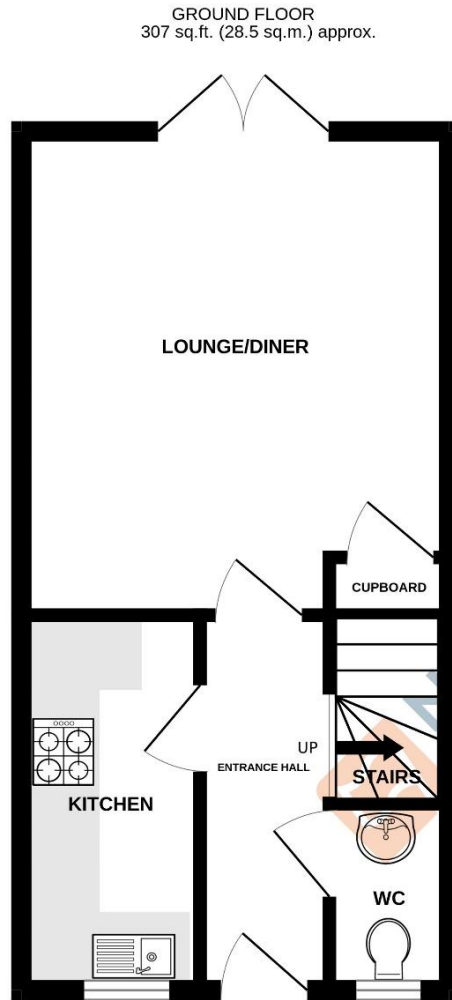
Bedroom One 3.76m x 2.85m (12'4" x 9'5")

Bedroom Two 3.76m x 2.67m (12'4" x 8'10")

Bathroom 1.98m x 1.65m (6'6" x 5'5")

### Shared Ownership Information

A 125-year lease was granted in 2015 with approximately 116 years left remaining on the lease. The seller currently owns a 40% share of the property. If you buy a 40% share, the rent on the remaining 60% share will be £278.96 a month, payable to Cross Keys Homes Limited. The Shared Ownership scheme does allow purchasers to buy an increased share in the property, subject to application approval. The property is also liable to pay a monthly service charge which equates to £30.61 per month payable to PREIM. Contact Newton Fallowell for further information.



KEMPTON DRIVE, BARLEYTHORPE, OAKHAM LE157QL

TOTAL FLOOR AREA : 614 sq.ft. (57.0 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		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland District 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.