



30 Foxhill, Whissendine, Oakham, LE15 7HP

 **NEWTON FALLOWELL**

4 1 2

Key Features

- Modern Detached Family Home
- Four Spacious Bedrooms
- Open Plan Living & Dining Room
- Second Reception Room
- South Facing Rear Garden
- Single Garage & Private Driveway
- Cul-De-Sac Location within Great Village
- Must View Family Home!
- EPC Rating D
- Freehold

£400,000





Positioned at the end of a quiet cul-de-sac in the heart of Whissendine is this modern detached family home boasting family-orientated accommodation including a spacious kitchen, open plan living and dining area, second reception room, four bedrooms and a family bathroom. Situated on a generous plot with easy-to-maintain front and rear gardens, integral garage and driveway, this delightful family home is a stone's throw from Whissendine CE Primary School and the village amenities. Internal viewings are strongly recommended!



As you approach the property from the front, the entrance hallway has stairs leading to the first-floor landing with useful storage and a downstairs WC. Leading through to the open plan living area, the front-facing uPVC window provides a wealth of natural light with double doors opening to the second reception room with direct access into the garden. The kitchen is ideally positioned with access from the entrance hall and living area and is fitted with a range of wall and base units with great storage and a side door leading to the rear garden. From the first-floor landing, you find four bedrooms and a three-piece family bathroom.



The property sits on a great plot with an easy-to-maintain front garden, a driveway for two vehicles and an integral single garage. Gated access leads around to the rear garden with a generous patio area and lawn area. Enclosed by timber fencing and facing South, the garden enjoys great sunlight and privacy.

Room Measurements

Entrance Hall 4.38m x 1.74m (14'5" x 5'8")

Living Room 6.65m x 3.54m (21'10" x 11'7")

Sitting Room 4.95m x 2.72m (16'2" x 8'11")

Kitchen 4.40m x 2.21m (14'5" x 7'4")

WC 2.37m x 0.85m (7'10" x 2'10")

Garage 4.40m x 2.39m (14'5" x 7'10")

First Floor Landing 3.08m x 0.83m (10'1" x 2'8")

Bedroom One 4.54m x 3.47m (14'11" x 11'5")

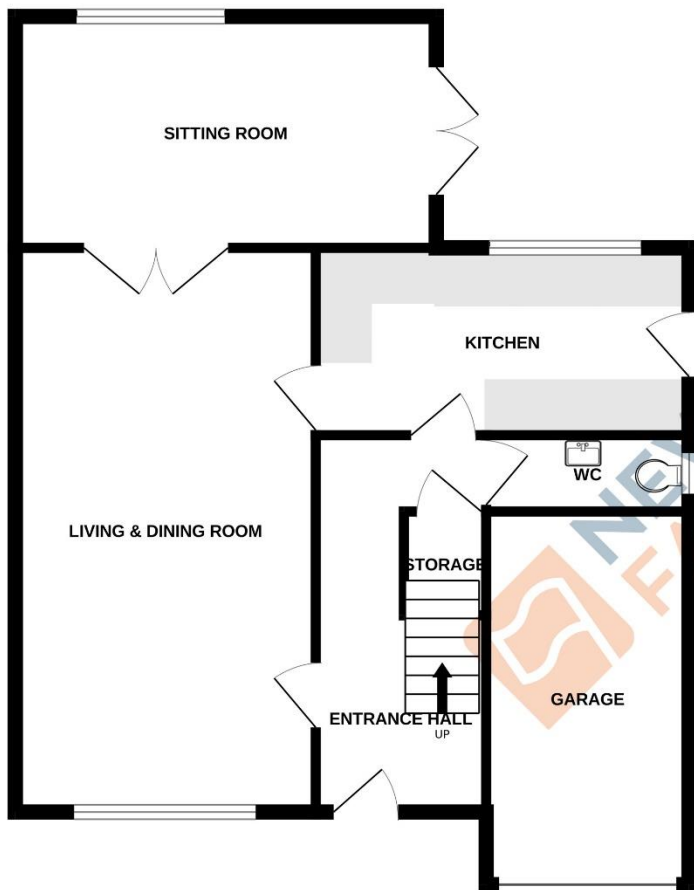
Bedroom Two 3.59m x 3.10m (11'10" x 10'2")

Bedroom Three 3.48m x 2.59m (11'5" x 8'6")

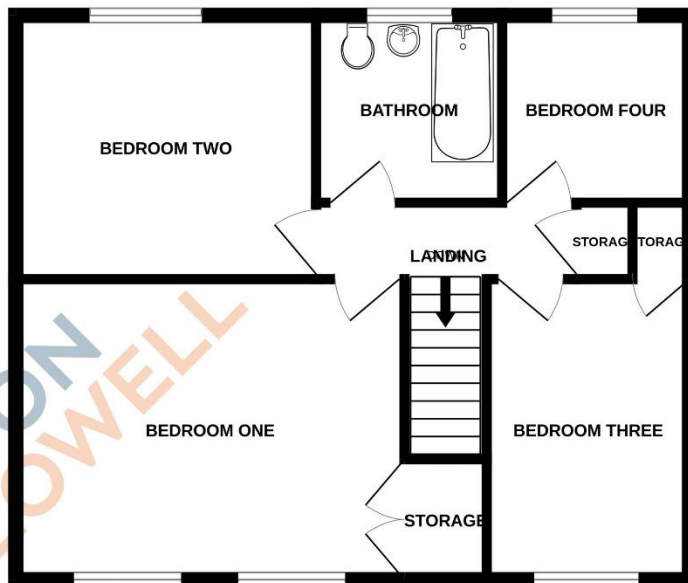
Bedroom Four 2.20m x 2.14m (7'2" x 7'0")

Bathroom 2.20m x 2.18m (7'2" x 7'2")

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



FOXHILL, WHISSENDINE, LE15 7HP

TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County 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.