



FOR SALE
NEWTON FALLOWELL
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14 Warn Crescent, Oakham, LE15 6LZ

 **NEWTON FALLOWELL**

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Key Features

- Detached Bungalow
- Two Bedrooms
- Detached Garage & Driveway
- Established Enclosed Rear Garden
- Summerhouse
- well presented
- popular Location
- NO CHAIN
- EPC Rating F
- Freehold

£290,000





Positioned on the popular Warn Crescent stands this well-presented two-bedroom detached bungalow. The property sits on a good-sized plot and boasts two spacious bedrooms, a modern kitchen & bathroom, and a light and airy living room. Offered for sale with NO CHAIN and providing ample off-road parking, a detached single garage, and a summer house this stunning bungalow needs to be viewed!

As you approach the property from the front, the light and airy entrance porch is a great area to leave coats and shoes with a door that leads into the living room. The living room sits to the front of the property and offers a view of the front aspect and a door to the rear hallway. From the rear hallway, you have access to the kitchen, bathroom, and both bedrooms. Both bedrooms sit to the rear of the property with bedroom one offering a built-in wardrobe and bedroom two featuring a sliding door to the rear garden. The kitchen is fitted with a range of floor-to-ceiling units and features an inset stainless steel Belfast sink, ample storage, and a door-to-the-side aspect. Completing the internal accommodation is the family bathroom which is majority tiled and boasts a close coupled W.C with a hidden cistern and a shower with a screen.

Externally the property features a low-maintenance front garden and gated driveway to the side that is laid to slate chip. The rear garden features a large, raised flower bed that spans most of the garden space and features a mixture of plants and shrubs. The slate chip driveway leads down to the detached single garage and there is a summer house that would lend itself to a multitude of uses.

Entrance Hall 1.95m x 1.50m (6'5" x 4'11")

Lounge 4.57m x 3.89m (15'0" x 12'10")

Kitchen 3.03m x 2.70m (9'11" x 8'11")

Bathroom 1.86m x 1.77m (6'1" x 5'10")

Bedroom One 3.90m x 3.17m (12'10" x 10'5")

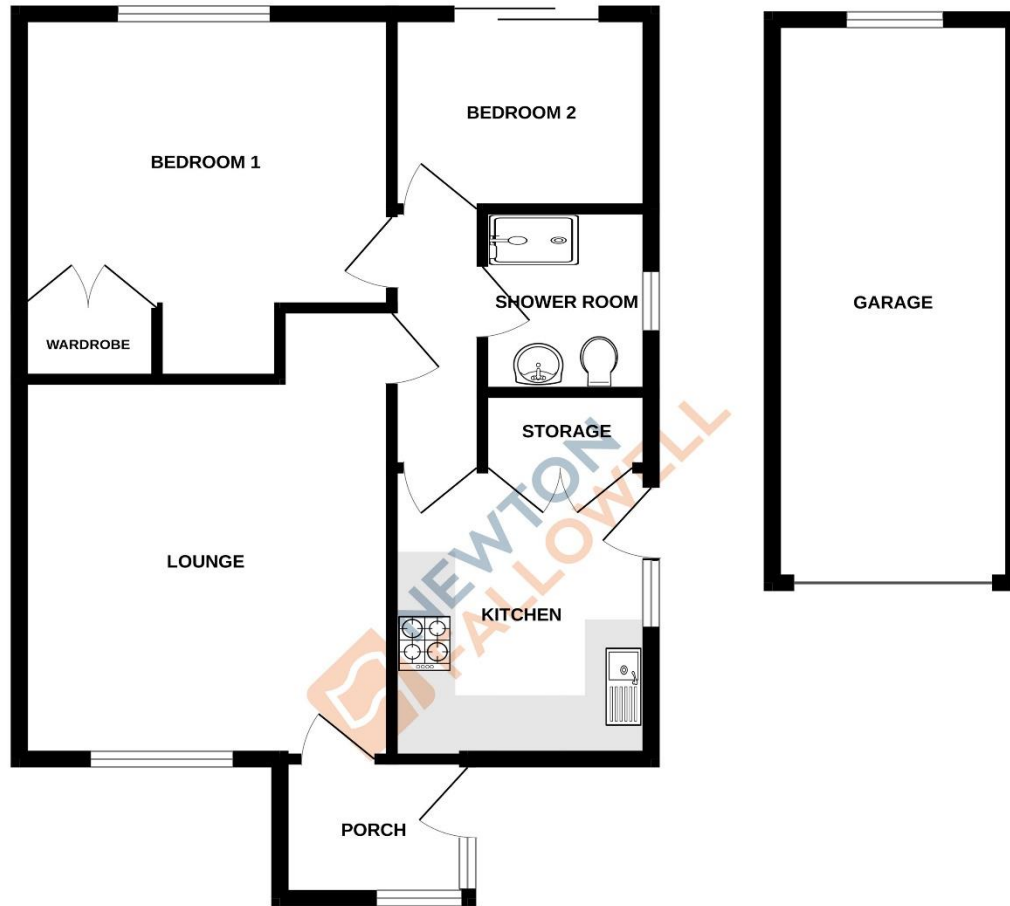
Bedroom Two 2.92m x 2.11m (9'7" x 6'11")

Garage 6.10m x 2.51m (20'0" x 8'2")

Summer House 4.72m x 3.69m (15'6" x 12'1")

GARAGE & SUMMER HOUSE
165 sq.ft. (15.3 sq.m.) approx.

GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



WARN CRESCENT, OAKHAM LE156LZ

TOTAL FLOOR AREA : 767 sq.ft. (71.3 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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council
Council Tax Band: C

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.