



4 Livingstone Close, Oakham, LE156FN

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached Family home
- Four Bedrooms
- En-Suite To Master
- Downstairs W.C
- Two Reception Rooms
- Utility Room
- Conservatory
- Large Enclosed Rear Garden
- EPC Rating TBC
- Freehold

Guide price £425,000 -
£450,000





Set within a very quiet and highly desirable cul-de-sac on the outskirts of Oakham is this very well-presented four-bedroom detached family home that offers spacious family living and easy access to the town centre. Boasting extensive accommodation over two floors, the property offers two light and airy reception rooms, a conservatory, a spacious breakfast kitchen, and four excellent bedrooms with an en-suite to the master. The property would make an ideal home for the growing family.

As you enter the property, the entrance hall provides access to the majority of the ground floor accommodation with stairs flowing to the first floor landing. The living room at the front boasts a feature bay window flooding the room with natural light. Located at the rear of the property is the breakfast kitchen that offers a view to the rear aspect and is fitted with a range of wall-to-floor units and features integrated appliances including an inset hob and oven and space and plumbing for a dishwasher. Accessed from the kitchen is the useful utility room that boasts space and plumbing for a washing machine and an inset stainless sink and drainer. Completing the downstairs accommodation is the dining room that boasts double doors into the large conservatory and the useful downstairs W.C. accessed via the entrance hall. Upstairs the property offers four bedrooms with the master featuring an en-suite and bedroom three offering plenty of eaves storage. Completing the upstairs accommodation is the family bathroom that is majority tiled and boasts a panel bath with shower & curtain, close coupled W.C., and a pedestal wash hand basin.



Externally the property sits on a large plot and offers ample off-road parking to the front via the driveway that leads to the integral garage. To the rear is a large lawned and fully enclosed garden complete with a patio seating area that would be ideal for entertaining.



Entrance Hall 3.16m x 2.09m (10'5" x 6'11")

Lounge 4.25m x 4.05m (13'11" x 13'4")

Dining Room 2.90m x 2.69m (9'6" x 8'10")

Kitchen 3.64m x 2.90m (11'11" x 9'6")

Utility Room 2.08m x 1.43m (6'10" x 4'8")



WC 0.84m x 2.08m (2'10" x 6'10")

Conservatory 5.80m x 2.97m (19'0" x 9'8")

Bedroom One 3.57m x 3.56m (11'8" x 11'8")

Ensuite 2.08m x 1.42m (6'10" x 4'8")

Bedroom Two 3.25m x 2.90m (10'8" x 9'6")

Bedroom Three 3.84m x 2.89m (12'7" x 9'6")

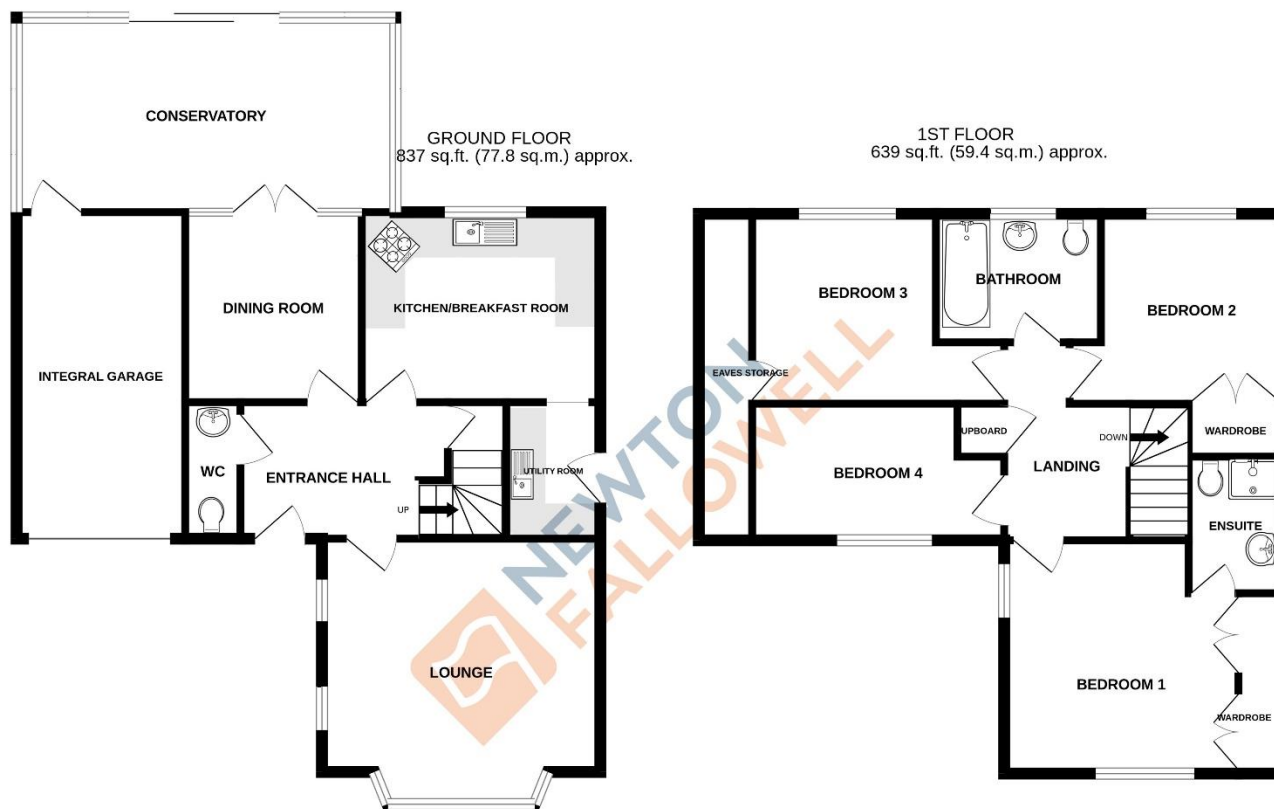
Bedroom Four 3.84m x 2.08m (12'7" x 6'10")

Bathroom 2.52m x 1.96m (8'4" x 6'5")

Garage 4.98m x 2.17m (16'4" x 7'1")







GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.

LIVINGSTON CLOSE, OAKHAM LE156FN

TOTAL FLOOR AREA: 1476 sq.ft. (137.2 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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COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council
Council Tax Band: D

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.