



5 Alwyne Close, Oakham, LE15 6HR

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Delightful Character Home
- Two / Three Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Private Courtyard Garden
- Walking Distance to Town Centre, Train Station & Amenities
- Private Development of Seven Properties
- One Allocated Parking Space
- Grade II Listed
- EPC Rating D

Guide price £650,000





Set within the heart of Oakham's historic town centre is this characterful, Grade II Listed, 17th Century home, boasting delightful features throughout including open fireplaces, 18th Century panelling and original staircases. Offering a unique opportunity to secure a well-maintained piece of town centre architecture, this fantastic home boasts a delightful open-plan kitchen and dining area, two separate reception rooms, two / three bedrooms, a family bathroom and a separate en-suite shower room. Positioned within Alwyne Close, a private development of only seven houses, the property benefits from gated parking, and a cottage-style garden and is only a stone's throw from the town centre's amenities, train station and local schools. Internal viewings are strongly recommended.

As you approach the property from within Alwyne Close, you weave through the cottage-style garden and two steps lead to the glazed double doors opening into the grand entrance hall. With stairs leading to the first floor and steps down to the main living accommodation and downstairs WC. The kitchen and dining room have been finished to an impeccable standard with a range of hand-crafted wall and base units with a large island. Windows look over the street scene and provide natural light throughout the space. An opening leads through to the useful utility room and pantry providing excellent further storage. An additional storage area has double doors leading out to the garden. The living room has further windows looking out to the street scene and is focused around the eye-catching fireplace. Stairs lead to the first floor where the half landing leads into a versatile room, currently used as a second reception room but could also be utilised as a bedroom if required. Featuring windows looking over the garden and a focal point fireplace. Steps lead up to the two double bedrooms and family bathroom. The principal bedroom benefits from an en-suite shower room and further storage. A door from the hallway leads to stairs heading to the loft room, featuring space for further conversion, subject to necessary planning and building consent.



Positioned within a delightful plot in the heart of Oakham's popular town centre, the property features a block paved driveway providing off-road parking behind iron gates. The cottage-style garden has been tastefully planted with vibrant colours while leaving ample seating space to enjoy the sunshine throughout the day. Internal viewings are strongly recommended to fully appreciate this delightful home.



Room Measurements

Entrance Hall 4.07m x 2.40m (13'5" x 7'11")

Living Room 4.43m x 3.75m (14'6" x 12'4")

Downstairs WC 2.29m x 1.18m (7'6" x 3'11")

Kitchen & Dining Room 6.42m x 5.13m (21'1" x 16'10")

Lobby 1.50m x 1.27m (4'11" x 4'2")

Pantry 2.69m x 1.85m (8'10" x 6'1")

Utility Room 4.12m x 3.53m (13'6" x 11'7")

Second Entrance Hall 3.21m x 1.13m (10'6" x 3'8")

First Floor Landing 4.52m x 2.92m (14'10" x 9'7")

Reception Room / Bedroom Three 5.82m x 4.51m (19'1" x 14'10")

Bedroom One 5.78m x 4.91m (19'0" x 16'1")

En-Suite 2.18m x 1.04m (7'2" x 3'5")

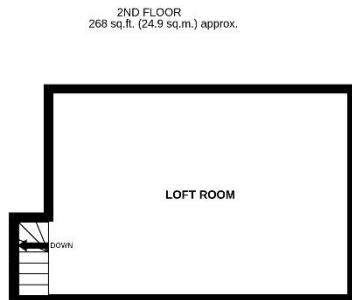
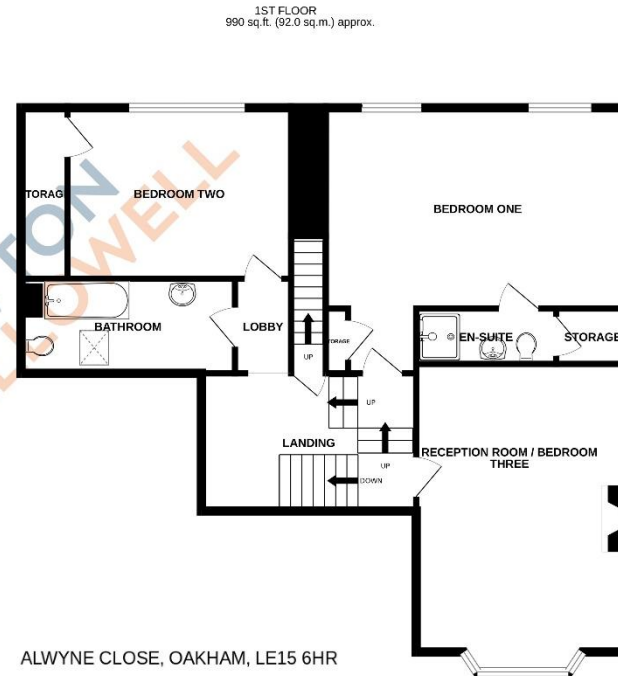
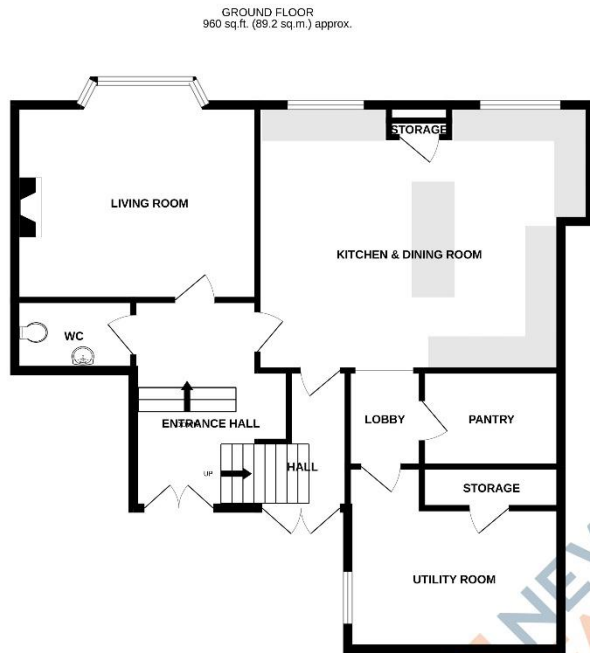
Bedroom Two 4.09m x 3.28m (13'5" x 10'10")

Bathroom 3.50m x 1.88m (11'6" x 6'2")

Loft Room 5.77m x 4.05m (18'11" x 13'4")







ALWYNE CLOSE, OAKHAM, LE15 6HR

TOTAL FLOOR AREA : 2218 sq.ft. (206.0 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		
81-91	B		82 B
69-80	C		
55-68	D	62 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.