



2 Banff Close, Oakham, LE15 6JJ

 **NEWTON FALLOWELL**



4 2 3

## Key Features

- Executive Detached Family Home
- Four Spacious Bedrooms
- Three Generous Reception Rooms
- Cul-De-Sac Position within Popular Development
- South Facing Non-Overlooked Rear Garden
- Easy Access to Town Centre & Schools
- Bedroom One with En-Suite & Fitted Wardrobes
- Detached Double Garage & Driveway Parking
- EPC Rating TBC
- Freehold

Guide price **£575,000**







Set in the heart of Oakham along a quiet cul-de-sac off the popular Edmonton Way development is this executive detached family home boasting an abundance of space including three reception rooms, a breakfast kitchen, four spacious bedrooms, a family bathroom and separate en-suite shower room. Offered for sale for the first time since new in 1984, this delightful home is positioned on a tremendous plot with a detached double garage, ample off-road parking and an exceptional SOUTH FACING rear garden offering a high degree of privacy. Internal viewings are strongly advised at the earliest opportunity.

As you approach the property from the front, this eye-catching home is entered via the partly glazed uPVC front door and leads into the spacious entrance hallway with stairs leading to the first-floor landing and ground-floor accommodation. The main living space is filled with natural light and features double doors leading into the garden room with exceptional views over the rear garden along with direct access into the same. The further reception space is currently used as a dining room with an open arch through to the kitchen. Having been fitted with a range of wall and base units, the light and neutral kitchen has ample space for a breakfast table along with direct access to the garden. The ground floor is completed by a useful downstairs WC and utility area with further storage. From the first-floor landing, you have four generous bedrooms and a three-piece family bathroom. The main bedroom boasts fitted wardrobes and a three-piece en-suite shower room.

As you approach the property from Banff Close a block paved driveway provides off-road parking for several vehicles and leads to the detached double garage. The front garden is relatively low maintenance with a selection of well-maintained shrubs. The rear garden enjoys a south-facing aspect along with a high degree of privacy and natural sunshine. Bordered by timber fencing, a large patio area extends from the house providing a great seating area whilst the remainder of the garden is laid to lawn with planted borders. Internal viewings are strongly recommended.

### Room Measurements

Entrance Hall 3.65m x 1.80m (12'0" x 5'11")

Living Room 5.91m x 3.30m (19'5" x 10'10")

Garden Room 3.52m x 2.88m (11'6" x 9'5")

Dining Room 3.98m x 2.71m (13'1" x 8'11")

Kitchen 4.01m x 2.70m (13'2" x 8'11")

Utility Room/WC 1.80m x 1.76m (5'11" x 5'10")

First Floor Landing 4.92m x 0.88m (16'1" x 2'11")

Bedroom One 3.42m x 2.85m (11'2" x 9'5")

En-Suite 1.81m x 1.77m (5'11" x 5'10")

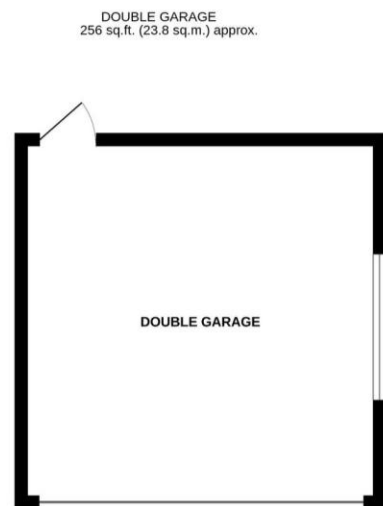
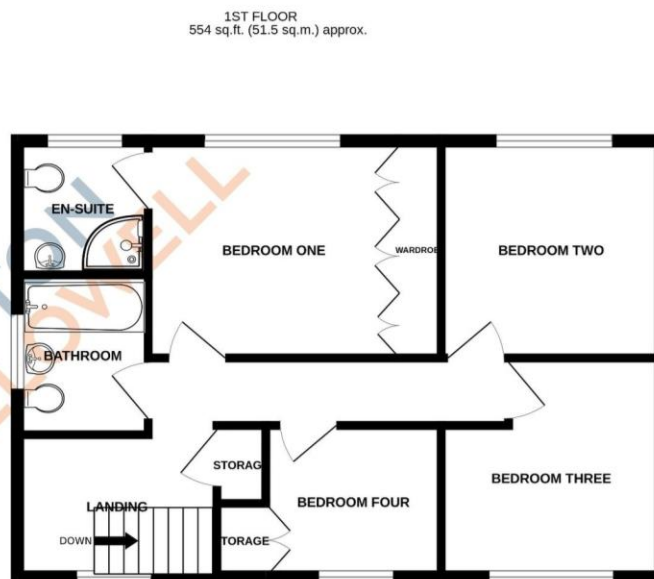
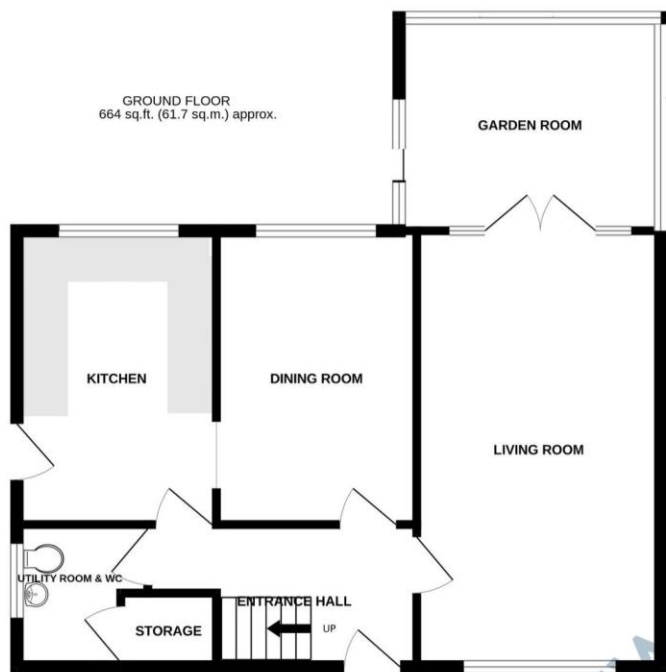
Bedroom Two 2.98m x 2.85m (9'10" x 9'5")

Bedroom Three 2.96m x 2.94m (9'8" x 9'7")

Bedroom Four 2.37m x 1.99m (7'10" x 6'6")

Bathroom 2.06m x 1.77m (6'10" x 5'10")

Double Garage 4.91m x 4.85m (16'1" x 15'11")



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TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland CC  
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.