



41 Glebe Way, Oakham, LE15 6LX

 **NEWTON FALLOWELL**





## Key Features

- Mid Terrace Family Home
- Three Bedrooms
- Downstairs W.C
- Lounge / Diner
- Large Rear Garden
- Open Field Views To The Rear
- Popular Location
- Ideal Family Home
- EPC Rating C
- Freehold

£235,000





Set within the Popular Glebe Way area of Oakham with open views over open countryside is this very well-presented three-bedroom family home offering light and airy accommodation throughout including a spacious living room, modern breakfast kitchen, useful downstairs WC, and three generous bedrooms. The property boasts a great-sized rear garden enjoying a West-facing aspect and overlooking open countryside.

As you approach the property from the front, the Upvc front door leads you into the entrance hallway where you have a doorway through to the useful downstairs WC and stairs leading to the first-floor landing. The kitchen sits to the front of the property and has been fitted with a range of wall and base units and boasts an inset four-ring gas hob with mosaic-style tiled splashback, integrated electric oven, space, and plumbing for a washing machine and dishwasher, storage pantry and a double glazed window to the rear aspect. Flowing from the kitchen and also accessed via the main hallway is the lounge/diner that offers wood flooring and a double-glazed window and sliding door to the rear aspect. From the first-floor landing, you have access to the three bedrooms, two of which benefit from integrated storage. The family bathroom is fitted with a three-piece suite including a shower over the bath.

Externally the property offers a frontage that is laid to lawn with a pathway that leads to the front door. The rear garden is of a great size and would be ideal for entertaining with its open country views.

### Room Measurements

Entrance Hall 4.31m x 1.40m (14'1" x 4'7")

Kitchen/Breakfast Room 4.56m x 2.37m (15'0" x 7'10")

WC 1.88m x 1.08m (6'2" x 3'6")

Living Room 6.16m x 4.15m (20'2" x 13'7")

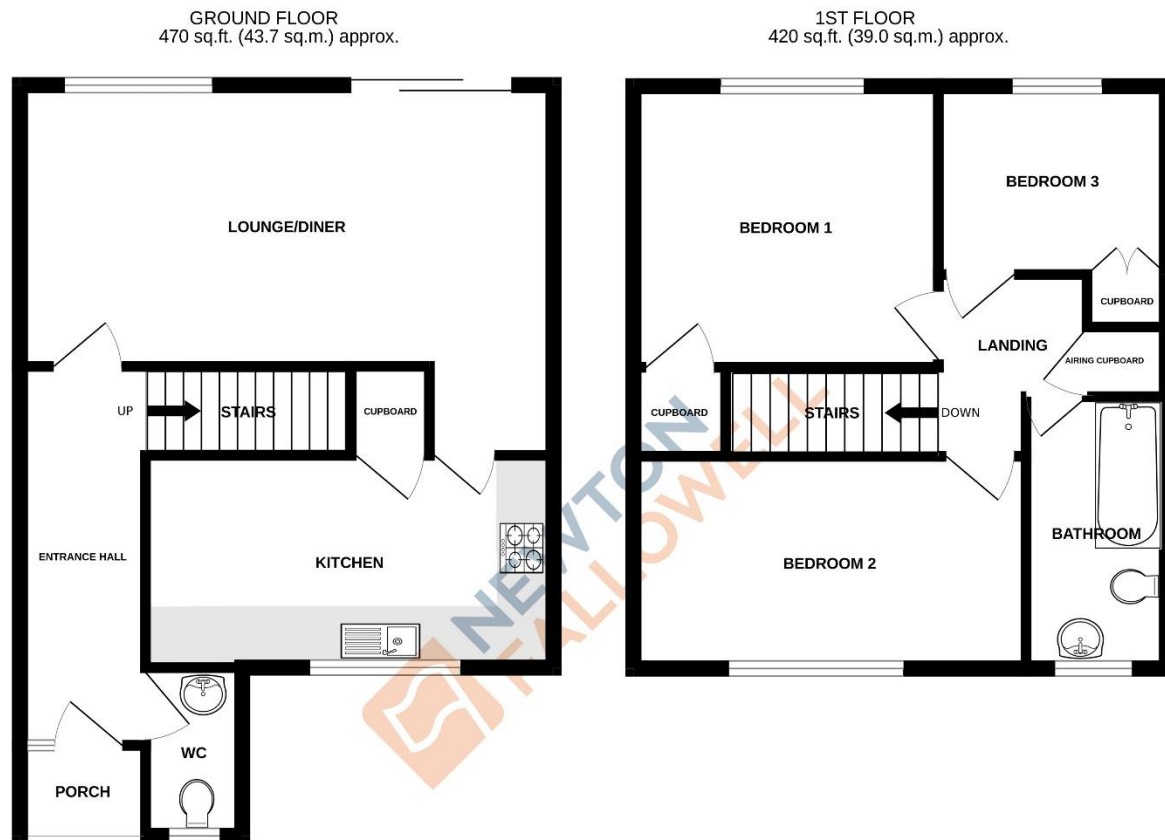
Bedroom One 3.41m x 3.23m (11'2" x 10'7")

Bedroom Two 4.40m x 2.49m (14'5" x 8'2")

Bedroom Three 2.60m x 2.38m (8'6" x 7'10")

Bathroom 2.92m x 1.60m (9'7" x 5'2")





GLEBE WAY, OAKHAM LE156LX

TOTAL FLOOR AREA : 890 sq.ft. (82.7 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: B

**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.