



20 Uppingham Road, Oakham, LE15 6JD

 **NEWTON FALLOWELL**

5 2 4

Key Features

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms + Conservatory
- Two Bathrooms + Downstairs W.C
- Utility Room + Study
- Block Paved Drive With Gated Access
- Large Landscaped Rear Garden
- Sought After Location
- EPC Rating C
- Freehold

Guide price £800,000 - £850,000





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Positioned on the sought-after Uppingham Road within a stone's throw of the town centre stands this unique detached family home. Set back from the main road and accessed via double gates the property offers spacious private living within the heart of the historic town of Oakham. The accommodation briefly comprises a living room, dining room, kitchen/diner, family room, utility & downstairs WC, study, conservatory, five bedrooms and two bathrooms. The property stands on a substantial and private plot with landscaped gardens, block paved drive and would make a delightful home for the growing family.



Entering via the front door leads into the entrance hall that boasts wood flooring and grants access to the living room, kitchen/diner, snug, and study. The formal living room sits to the front of the property and boasts a window to the front aspect, wood flooring, and a feature fireplace. Located behind the living room is the snug that offers wood flooring and a sliding door through to the conservatory. A useful study is located at the rear of the property and has a window that looks through to the large conservatory. A main feature of this stunning home is the large kitchen diner that almost spans the length of the property. Fitted with wall-to-floor units and featuring integrated appliances and a tiled floor the kitchen diner is the heart of this family home. Flowing through from the kitchen/diner is the family room that boasts ample storage and a beautiful view of the front aspect. Positioned behind the family room is the useful utility room & W.C. that offers an inset stainless steel sink and drainer and space and plumbing for a washing machine. Completing the downstairs accommodation is the large conservatory located at the rear of the property which features stunning views across the



rear garden and double French doors. Upstairs bedrooms one and five sit to the front of the property with bedroom one boasting ample storage and both offering a view to the front aspect. Bedrooms three and four are positioned to the rear of the property and boast stunning views across the rear garden. Centrally located within the property is bedroom two which offers ample storage and a view out to the rear aspect. The property offers a bathroom with a three-piece suite and a separate useful shower room with a double walk-in shower and his & her contemporary style square wash hand basins.

Externally the property sits on a large plot. The front is accessed via double gates and features a large block paved driveway providing off-road parking for several vehicles. The rear has been meticulously landscaped and is mainly laid to lawn and features stunning borders of plants & shrubs, a secluded seating area ideal for relaxing, a separate patio area, and a wooden built tree house. Internal viewings are strongly recommended.

Solar Panels

The property benefits from 15 owned solar panels. Benefitting from high FIT (feed-in-tariff) payments, the owner has advised that in 2023, the approximate payments for the year were £2045. The feed-in-tariff payments are transferrable to the new owner with the agreement expiring in February 2036.



Room Measurements

Entrance Hall 1.83m x 8.27m (6'0" x 27'1")

Living Room 3.97m x 6.21m (13'0" x 20'5")

Kitchen/Diner 3.97m x 7.38m (13'0" x 24'2")

Family Room 3.63m x 4.48m (11'11" x 14'8")

Utility Room 2.07m x 2.76m (6'10" x 9'1")

WC 0.87m x 2.65m (2'11" x 8'8")

Dining Room 3.79m x 3.95m (12'5" x 13'0")

Study 1.84m x 2.61m (6'0" x 8'7")

Conservatory 3.73m x 6.10m (12'2" x 20'0")

Bedroom One 3.97m x 5.48m (13'0" x 18'0")

Bedroom Two 3.31m x 5.50m (10'11" x 18'0")

Bedroom Three 3.75m x 3.95m (12'4" x 13'0")

Bedroom Four 2.65m x 3.81m (8'8" x 12'6")

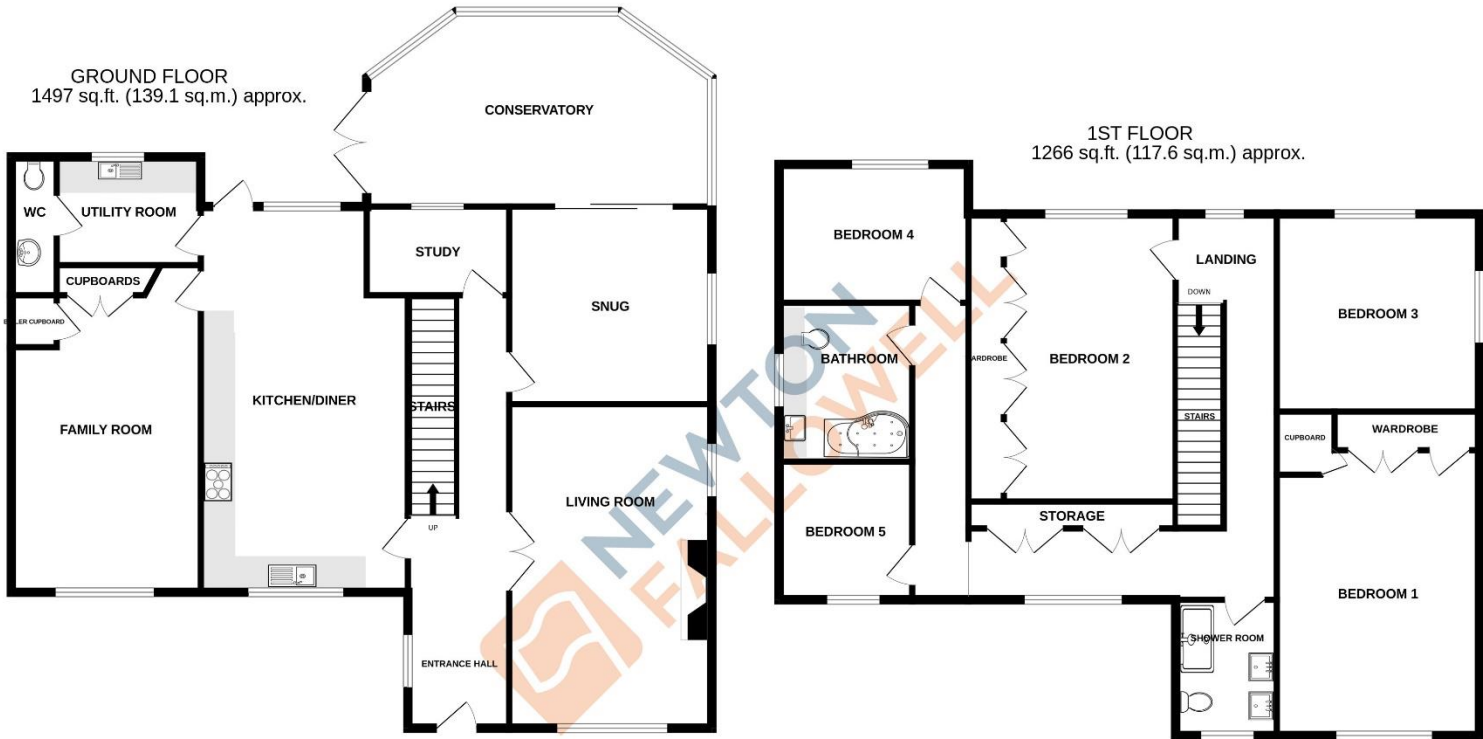
Bedroom Five 2.64m x 2.77m (8'8" x 9'1")

Shower Room 1.78m x 2.60m (5'10" x 8'6")

Bathroom 2.55m x 3.04m (8'5" x 10'0")







UPPINGHAM ROAD, OAKHAM LE156JD

TOTAL FLOOR AREA : 2763 sq.ft. (256.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: Rutland County Council
Council Tax Band: G

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.