



12 Hectors Way, Oakham, LE15 6JZ

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached Family Home
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Downstairs W.C
- Garage + Driveway
- Enclosed Rear Garden
- Easy Access To The Town Centre
- EPC Rating C
- Freehold

Guide Price £340,000 - £350,000





****GUIDE PRICE £340,000 – £350,000 ****

Situated within a quiet and well-established development only a short walk from Oakham's historic market town centre, train station, and local schooling is this spacious detached family home. The property offers flexible accommodation including a living room, dining room, study, kitchen, downstairs W.C., four bedrooms with an en-suite to the master, and a family bathroom. This property would make an ideal purchase for the growing family. CALL TO VIEW!

Sitting over two floors the property is entered via the front door and into the spacious light and airy entrance hall where you will find the stairs flowing to the first-floor landing and doors providing access to the lounge, dining room, study, and downstairs W.C. The lounge sits to the rear of the property and boasts double French doors to the rear garden and wood flooring. Located behind the lounge and accessed via double doors is the dining room which offers a view to the front aspect. Positioned to the rear of the property is the spacious kitchen that offers floor-to-wall units, an inset butler sink, an integrated dishwasher, space, and plumbing for a washing machine, a tiled floor, and a door to the rear garden. A useful W.C. sits in the entrance hall and completing the downstairs accommodation is the study that boasts a view to the front aspect. Upstairs bedrooms one and three are positioned to the front of the property and offer a view to the front aspect with bedroom one boasting a useful en-suite bathroom. Bedrooms two and four are located at the rear of the property and offer a view of the rear garden. Completing the upstairs accommodation is the family bathroom that offers a panel bath with shower & screen, pedestal wash hand basin, close coupled W.C. and a checkered tiled floor.



Externally the property sits on a good size plot. To the front of the property is a small low maintenance area that is laid to white stonechip and the rear is an enclosed garden that is mainly laid to lawn with a large patio seating area. The driveway is located to the side of the property and leads to the single garage.



Entrance Hall 2.19m x 3.40m (7'2" x 11'2")

Dining Room 2.53m x 2.97m (8'4" x 9'8")

Lounge 3.82m x 4.25m (12'6" x 13'11")

Kitchen 3.37m x 3.39m (11'1" x 11'1")

Study 2.05m x 2.53m (6'8" x 8'4")



Downstairs W.C 1.07m x 1.63m (3'6" x 5'4")

Landing 1.36m x 4.15m (4'6" x 13'7")

Bedroom One 3.19m x 3.90m (10'6" x 12'10")

En-Suite 1.57m x 2.53m (5'2" x 8'4")

Bedroom Two 2.53m x 3.24m (8'4" x 10'7")

Bedroom Three 2.53m x 3.24m (8'4" x 10'7")

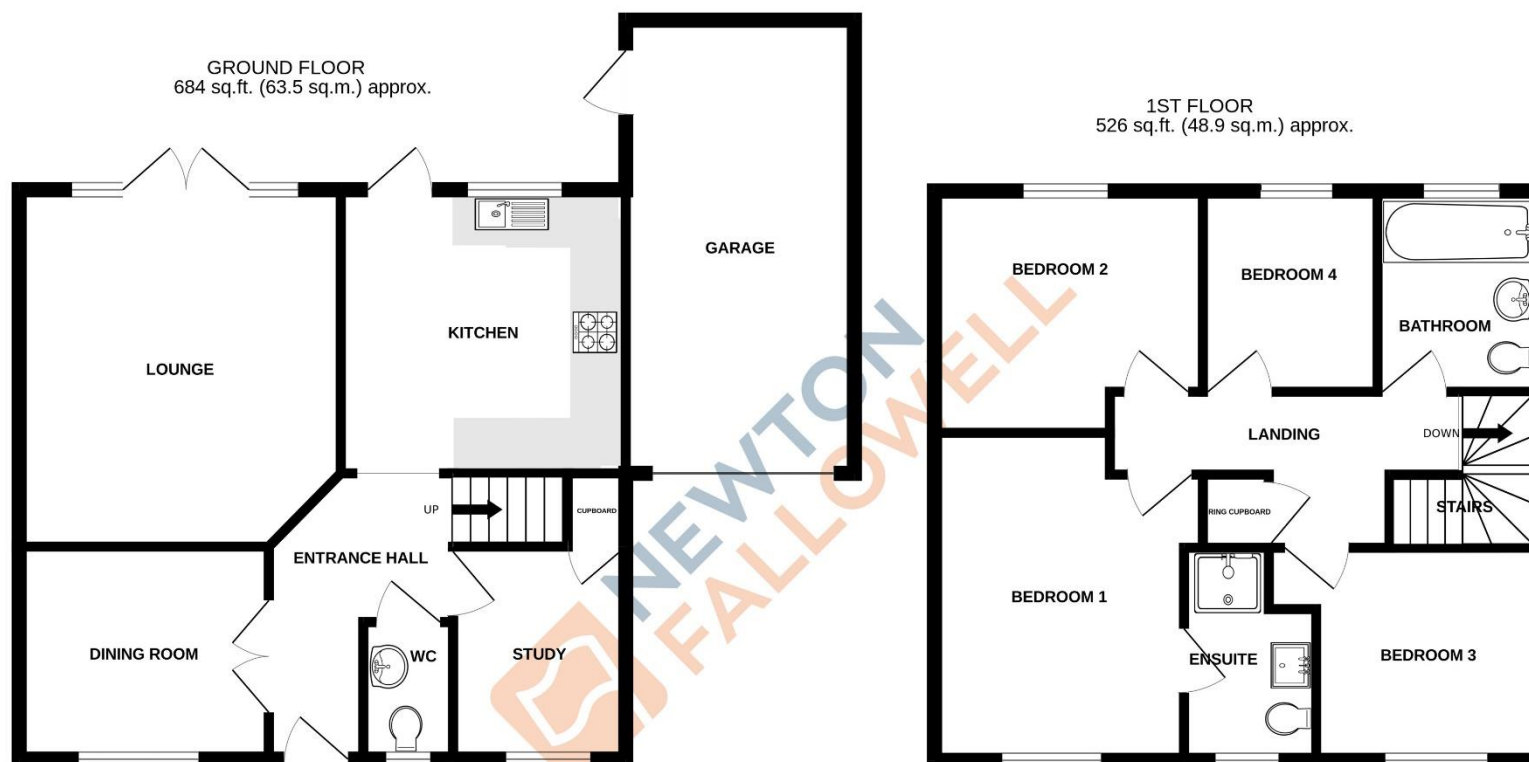
Bedroom Four 2.08m x 2.39m (6'10" x 7'10")

Family Bathroom 1.94m x 2.39m (6'5" x 7'10")

Garage 2.72m x 5.39m (8'11" x 17'8")







HECTORS WAY, OAKHAM LE156JZ

TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.