



Mews Cottage, 52 High Street, Oakham, LE15 6AL

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Character End Of Terrace
- Two Bedrooms
- Bifold Doors To The Enclosed Patio Seating Area
- Detached Home Office & Car Port
- Outbuilding Used As A Utility Room
- Large Enclosed Secure Rear Courtyard
- Ample Off Road Parking
- Potential To Extend (Subject To Planning)

£350,000





Uniquely positioned in the heart of Oakham's town centre is this delightful cottage boasting a tremendous plot and arguably the town's best-kept secret! The property offers a large enclosed courtyard with outbuildings including a carport with access to South Street. The accommodation briefly comprises the entrance hall, downstairs WC, living room, breakfast/kitchen, two bedrooms, family bathroom, detached utility room, and the detached home office with attached carport. The property is presented to a very high standard and would make an ideal purchase for somebody looking for an urban retreat within the heart of Rutland's historic market town.

Mews Cottage is distinctively positioned boasting gated vehicular access from South Street and secluded uPvc door access from High Street providing a private and secure plot in the centre of Oakham. Entering via the front door leads into the entrance hall that offers a storage cupboard and gives access to the useful downstairs W.C., breakfast/kitchen, living room, and the staircase to the first floor. The well-presented breakfast kitchen sits at the front of the property. It boasts floor-to-ceiling units, an integrated hob & oven, mosaic-style tiling to the worktops, feature character beams, and a travertine tiled floor. The light and airy living room sits at the rear of the property. It boasts a feature fireplace with an inset log burner, wood-paneled ceiling, and bi-fold doors to the patio seating area ideal for those relaxing summer evenings. Upstairs the property offers two double bedrooms and the family bathroom. Bedroom one sits to the rear of the property and features two built-in wardrobes and double-aspect views. Positioned at the front of the property is bedroom two which features triple built-in wardrobes and access to the loft. Completing the upstairs accommodation is the stunning family bathroom that is fully tiled and offers a panel bath with stainless steel shower attachment, a separate corner shower also with stainless steel fittings, close coupled W.C. with half and full flush, and a window to the side aspect.



Externally the property offers a delightful private patio seating area and a detached utility building with space and plumbing for a washing machine and tumble dryer. Offering massive scope for development or conversion is



the detached home office & carport that boasts light, power, and an inset log burner. In the agent's opinion, there is a lot of scope to potentially extend or develop this property further (subject to the relevant planning permissions).

Entrance Hall 2.17m x 4.02m (7'1" x 13'2")

Living Room 3.85m x 4.02m (12'7" x 13'2")

Kitchen/Dining Room 3.43m x 4.03m (11'4" x 13'2")

WC 0.73m x 1.12m (2'5" x 3'8")

First Floor Landing 2.15m x 2.37m (7'1" x 7'10")

Bedroom One 3.44m x 3.89m (11'4" x 12'10")

Bedroom Two 2.48m x 4.30m (8'1" x 14'1")

Bathroom 1.47m x 2.86m (4'10" x 9'5")

Car Port 3.20m x 3.25m (10'6" x 10'8")

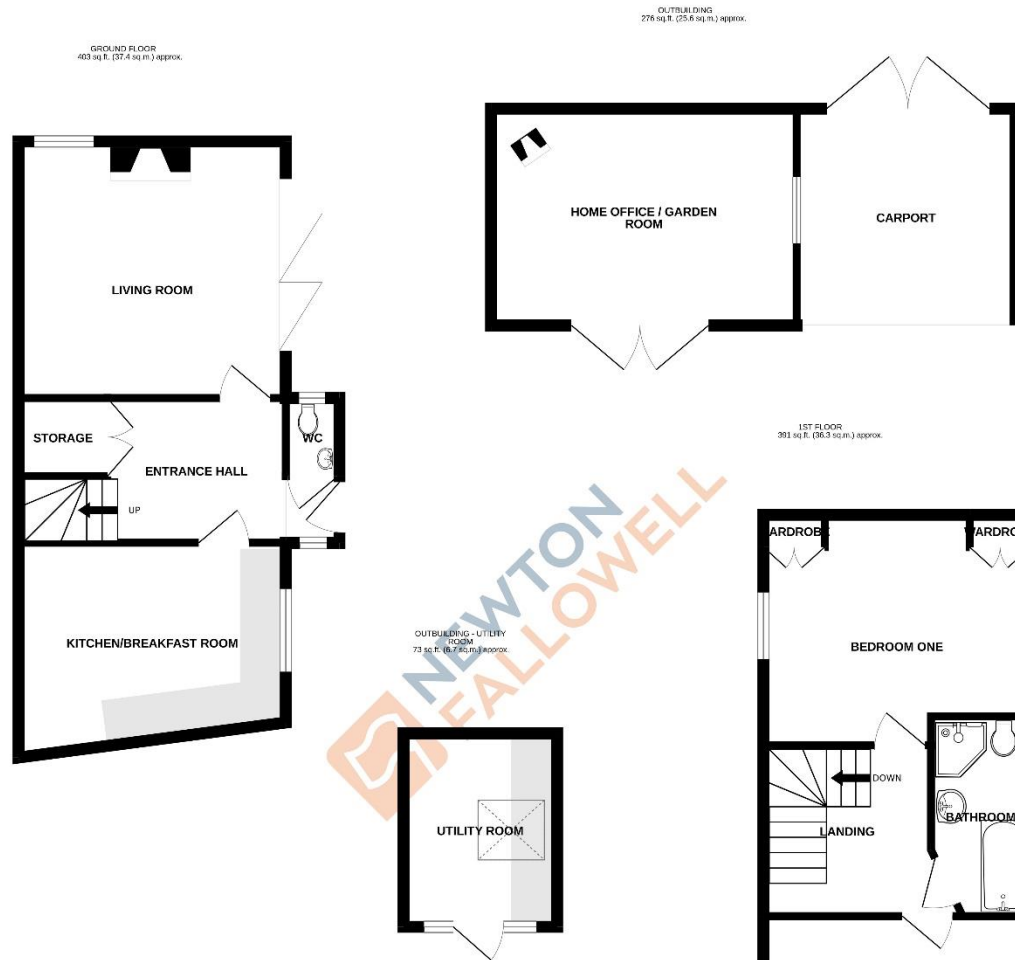
Office 3.20m x 4.61m (10'6" x 15'1")

Utility Room 2.29m x 2.90m (7'6" x 9'6")





Mick's Cottage



HIGH STREET, OAKHAM, LE15 6AL

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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 | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.