



7 Alwyne Close, Oakham, LE15 6HR

 **NEWTON FALLOWELL**



Key Features

- Period End Of Terrace
- Two Double Bedrooms
- Three Storey
- Two Reception Rooms
- En-Suite To Bedroom One
- Downstairs Bathroom
- Enclosed Private Rear Courty
- Stones Throw From The Town Centre
- EPC Rating E
- Freehold

£375,000





Positioned a stone's throw from oakhams historic town centre stands this stunning period two bedroom end of terrace property. Offering character features, spacious flexible accommodation set over three floors, and a private secure courtyard this property oozes nostalgic charm and would make an ideal lock up and leave. The accommodation briefly comprises an entrance porch, kitchen, dining room, living room, downstairs bathroom, and two double bedrooms with an en-suite to bedroom one.

Entering via the front door leads to a useful entrance porch that provides access to the spacious living room and the kitchen. The living room sits to the front of the property and boasts exposed character beams, a storage cupboard, a staircase to the first floor, and dual aspect box sash windows. The kitchen features oak worktops with checkered style tiling, cupboards at the base and eye level + draws, a breakfast bar, an integrated dishwasher, space for an American-style fridge, and a tiled floor. Accessed from the kitchen is the rear hallway that grants access to the family bathroom and the dining room. The spacious family bathroom is fully tiled and boasts a panel bath with shower & screen, close coupled W.C. with half and full flush, and a pedestal wash hand basin. Positioned to the rear of the property and completing the downstairs accommodation is the dining room that offers a view to the side aspect and boasts three useful storage cupboards. Upstairs the first floor gives access to bedroom one that boasts built-in storage cupboards, dual aspect box sash windows, and a door to the en-suite bathroom. The en-suite is fully tiled and boasts a large corner shower with mosaic style tiling, chrome heated towel rail, close coupled W.C. with half and full flush, a pedestal wash hand basin, and a tiled floor. Completing the internal accommodation is the third floor which houses the second bedroom which features a storage cupboard and a window to the side aspect.



Externally the property sits on a private plot and offers a secure block paved rear courtyard with space to park a vehicle.



Entrance Porch 1.31m x 1.84m (4'4" x 6'0")

Kitchen 5.53m x 3.19m (18'1" x 10'6")

Living Room 5.53m x 5.03m (18'1" x 16'6")



Dining Room 3.78m x 3.19m (12'5" x 10'6")

Family Bathroom 1.92m x 2.36m (6'4" x 7'8")

Bedroom One 1.74m x 1.84m (5'8" x 6'0")



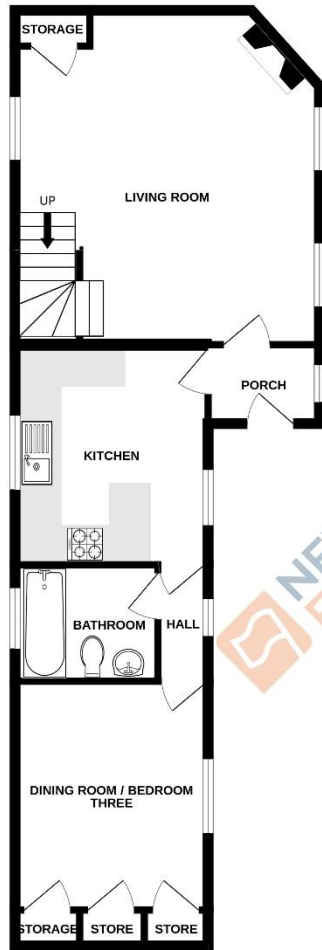
En-Suite 1.74m x 1.84m (5'8" x 6'0")

Bedroom Two 4.89m x 4.13m (16'0" x 13'6")

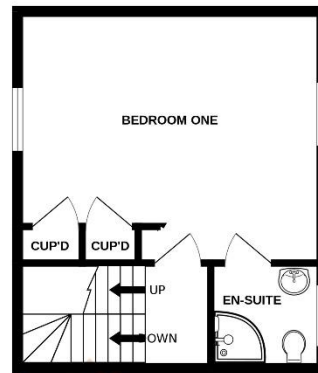




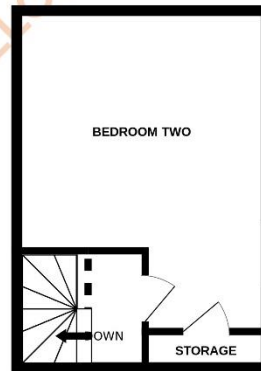
GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



ALWYNE CLOSE, OAKHAM, RUTLAND, LE15 6HR

TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County 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.