



13 Oval Close, North Luffenham, Oakham, LE158LB

 **NEWTON FALLOWELL**

2 1 2

Key Features

- Semi Detached Bungalow
- Two Double Bedrooms (converted from a three bed)
- Kitchen / Diner
- Utility Room
- Enclosed Rear Garden
- Driveway + Single Garage
- Well Presented
- Popular Village Location
- EPC Rating TBC
- Freehold

£300,000





A large semi-detached bungalow situated in the sought-after village of North Luffenham offering spacious flexible accommodation combined with a good size plot. The accommodation briefly comprises a large kitchen/diner, utility room, lounge, shower room, and two double bedrooms (the property was converted from a three-bedroom). The enclosed rear garden offers plenty of space for the keen gardener and the useful garage & driveway provide ample parking space. Call to view !!!!

Entering via the front door leads into the large kitchen/diner that provides access to the lounge and inner hallway. The kitchen/diner is positioned to the rear of the property and is fitted with floor-to-ceiling units and boasts, inset ceiling spotlights, worktop downlights, mosaic style tiled splashbacks to the worktops, integrated appliances including an inset gas hob, integrated oven, microwave, integrated fridge & dishwasher, tiled floor and a window to the rear aspect. Flowing from the kitchen is the useful utility room that features space and plumbing for a washing machine, tumble dryer, fridge freezer, wall-mounted combi boiler, door to the rear garden, and a tiled floor. Located to the front of the property is the lounge and bedroom one. Both rooms boast a large window to the front aspect and bedroom one offers a built-in wardrobe. Located to the rear of the property is bedroom two which also offers a built-in wardrobe and a view to the rear aspect. Completing the internal accommodation is the shower room that offers a corner shower with sliding screen, pedestal wash basin, close coupled W.C. with half and full flush, inset ceiling spotlights, heated towel rail, and a tiled floor.



Externally the property sits on a good-sized plot and benefits from a low-maintenance frontage with a driveway that leads to the brick-built single garage. The rear garden is fully enclosed and mainly laid to lawn with borders of plants & shrubs and a patio seating area.



Room Measurements

Kitchen/Diner 3.59m x 5.32m (11'10" x 17'6")

Lounge 3.74m x 4.65m (12'4" x 15'4")

Hall 1.56m x 2.08m (5'1" x 6'10")

Bedroom One 3.32m x 4.57m (10'11" x 15'0")

Bedroom Two 2.63m x 3.46m (8'7" x 11'5")

Shower Room 1.61m x 2.67m (5'4" x 8'10")

Utility Room 2.14m x 2.35m (7'0" x 7'8")







OVAL CLOSE, NORTH LUFFENHAM, UPPINGHAM, LE158LB

TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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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.