



6 Alwyne Close, Oakham, LE15 6HR

 **NEWTON FALLOWELL**



Key Features

- Grade II Listed Character Cottage
- Three Spacious Bedrooms
- Two Reception Rooms
- Town Centre Location With Private Secure Parking
- Gated Courtyard Garden
- High Specification Renovation with Character Features
- Short Walk to Train Station
- Must View to Fully Appreciate
- EPC Rating D
- Freehold

Guide Price £650,000





Set within the heart of Oakham's bustling town centre is this eye-catching Grade II Listed family home boasting tastefully renovated and spacious accommodation throughout including two reception rooms, a high-specification kitchen, three double bedrooms and an en-suite shower room and family bathroom. Having been renovated to an exceptional standard by the current owners, the property retains its original charm with an array of modern twists. This delightful home sits within a quiet cul-de-sac and boasts a mature courtyard garden, two private parking spaces and easy access to the town centre amenities and train station. Internal viewings are strongly recommended to fully appreciate this fantastic home.

As you approach the property from Alwyne Close and walk through the beautiful courtyard garden you are greeted by the partly glazed front door which leads you into the spacious entrance hallway. From here you have stairs flowing to the first-floor landing and doors leading off to the useful downstairs WC, spacious living room with a large eye-catching inglenook fireplace and windows looking over Bull Lane. The high-specification kitchen has been fitted with a range of units providing excellent storage and a contemporary feel. An open arch leads through to the dining area, filled with natural light and enjoying a large island providing a spacious seating area. The ground floor is completed with a useful utility room with excellent storage and space for a washing machine. As you reach the first-floor landing, doors lead off to the two excellent double bedrooms and the luxury three-piece family bathroom. The principal bedroom has an en-suite shower room and walk-in wardrobe / further storage. Stairs lead to the second floor where you find the third bedroom with further storage areas. The second floor would also make a great home office, dependent on the needs of a new owner.



The property sits in a unique and quaint plot only a stone's throw from Oakham's popular town centre. The property has two private parking spaces and a gated courtyard garden which enjoys natural sunshine and a high degree of privacy.



Entrance Hall 1.98m x 6.16m (6'6" x 20'2")

Downstairs WC 1.7m x 2.27m (5'7" x 7'5")

Living Room 4.14m x 5.62m (13'7" x 18'5")

Kitchen 2.93m x 3.37m (9'7" x 11'1")

Dining Room 3.54m x 4.7m (11'7" x 15'5")

Utility Room 1.29m x 3.26m (4'2" x 10'8")



First Floor Landing 2.89m x 3.85m (9'6" x 12'7")

Bedroom One 3.76m x 4.42m (12'4" x 14'6")

En-Suite 1.05m x 1.83m (3'5" x 6'0")

Dressing Area/Wardrobe 1.06m x 2.89m (3'6" x 9'6")

Bedroom Two 4.18m x 4.91m (13'8" x 16'1")

Bathroom 2.09m x 2.12m (6'11" x 7'0")



WC 1.62m x 1.78m (5'4" x 5'10")

Second Floor Landing

Bedroom Three 3.08m x 3.58m (10'1" x 11'8")

Bedroom Three - Built in Bed 1.65m x 2.29m (5'5" x 7'6")

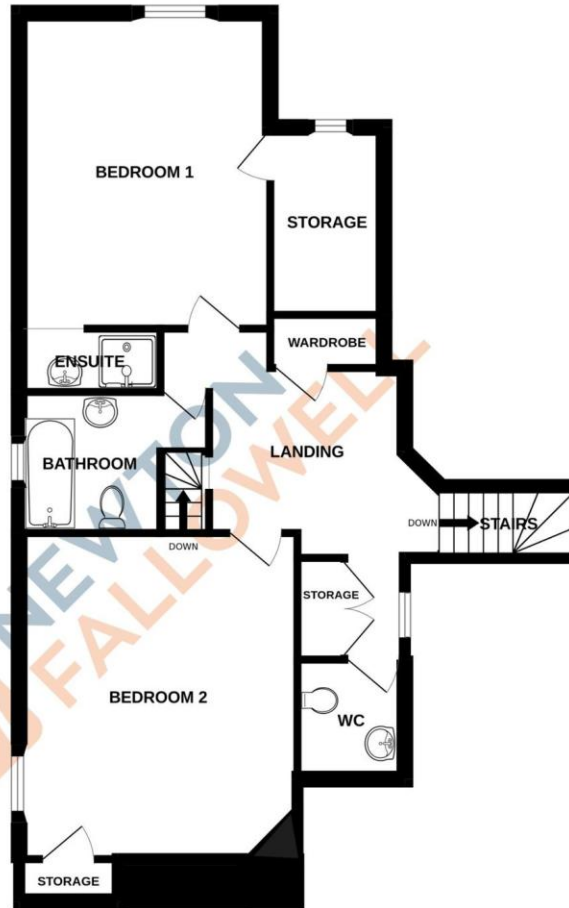
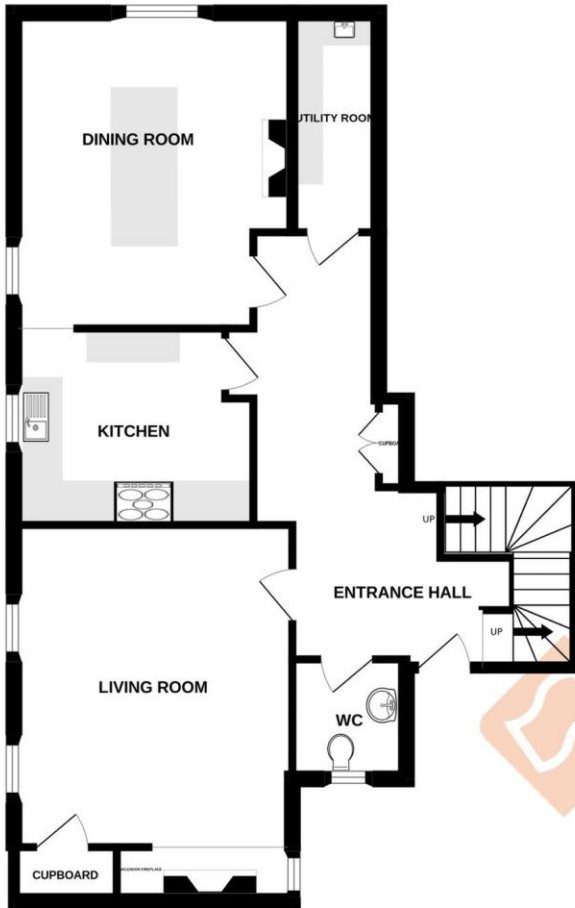
Storage 2.2m x 2.49m (7'2" x 8'2")





GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



ALWYNE CLOSE, OAKHAM LE156HR

TOTAL FLOOR AREA : 1825 sq.ft. (169.5 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:
Local Authority: Rutland CC
Council Tax Band: E

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.