



3 Pickworth Close, Oakham, LE15 6FL

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Link Detached Family Home
- Three Spacious Bedrooms
- En-Suite to Main Bedroom
- Two Reception Rooms & Conservatory
- Downstairs WC
- Enclosed Rear Garden
- Private Driveway & Garage
- Sought After Location
- EPC Rating D
- Freehold

£335,000





Situated along a quiet cul-de-sac within the executive Alsthorpe Road development on the eastern boundary of Oakham is this striking detached family home boasting three reception rooms, a fitted kitchen, three spacious bedrooms, a modern family bathroom and a separate en-suite shower room. Offered for sale with no onward chain, this delightful link-detached home sits on a plot providing a private driveway, single garage and a private mature rear garden. Only a short walk from Oakham's popular town centre and local schools, this fantastic home should be viewed at the earliest opportunity.

As you approach the property from the front, the partly glazed entrance door provides access to the entrance hall with a useful downstairs WC and access through to the living area with a feature fireplace and bay-fronted window. An inner hall has stairs leading to the first-floor landing and access through to the open-plan dining area and kitchen. The kitchen has been fitted with a range of wall and base units and filled with natural light. An open arch leads between the kitchen and dining area and both lead into the garden room providing extra reception space with views over the garden. From the first-floor landing, you have three spacious bedrooms and a three-piece family bathroom. The main bedroom has a useful three-piece en-suite shower room.

The property sits on a generous plot within a quiet cul-de-sac off of Alsthorpe Road. The driveway provides off-road parking and leads to the single garage. The rear garden offers a large area laid to lawn with a selection of mature shrubs and borders. Internal viewings are strongly recommended.

Entrance Hall 1.44m x 1.75m (4'8" x 5'8")

Downstairs WC 0.91m x 1.64m (3'0" x 5'5")

Living Room 3.66m x 4.62m (12'0" x 15'2")

Dining Room 2.44m x 3.56m (8'0" x 11'8")

Kitchen 2.12m x 4.39m (7'0" x 14'5")

Conservatory 2.41m x 3.97m (7'11" x 13'0")

First Floor Landing 2.46m x 2.74m (8'1" x 9'0")

Bedroom One 3.01m x 3.4m (9'11" x 11'2")

En-Suite 1.38m x 2.19m (4'6" x 7'2")

Bedroom Two 2.48m x 3.84m (8'1" x 12'7")

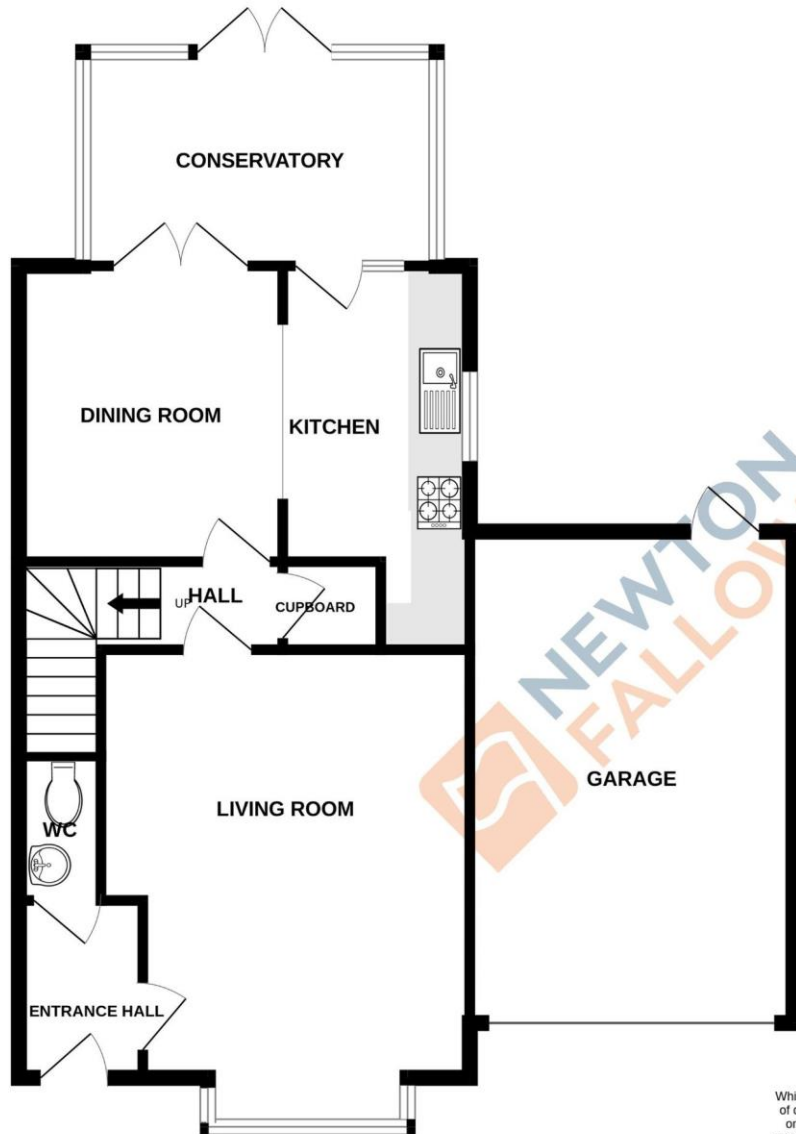
Bedroom Three 2.18m x 2.88m (7'2" x 9'5")

Family Bathroom 2.16m x 2.18m (7'1" x 7'2")

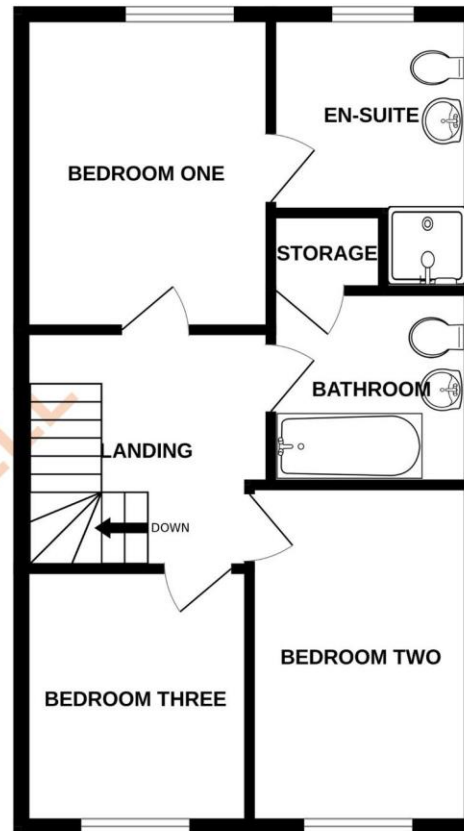
Garage 2.61m x 5.43m (8'7" x 17'10")



GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



PICKWORTH CLOSE, OAKHAM, LE15 6FL

TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland CC  
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.