



20 Lonsdale Way, Oakham, LE15 6LR

 **NEWTON FALLOWELL**

3 1 3

## Key Features

- Semi Detached Home
- Lounge & Separate Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Bathroom
- Private Rear Garden
- Driveway & Oversized Garage
- Modernisation Required
- No Onward Chain
- EPC Rating C
- Freehold

£289,950





Offered to the market with NO ONWARD CHAIN is this mature three bedroom family home set in this popular location close to amenities and walking distance of Oakham's Town Centre and Schools. The property would benefit from modernisation and boasts separate reception rooms, a conservatory, a kitchen and first floor bathroom. Outside there is an enclosed rear garden, ample parking for 2-3 cars and an oversized single garage.

On entering the home, you'll be greeted by the light and airy hallway with stairs to the first floor and a door leading into the living room. The living room hosts a corner set fireplace, a large window to the front and bi-folding doors to the separate dining room. From the dining room flows to both the kitchen and conservatory. The kitchen offers fitted units that would benefit from updating, a side door leads to a side hallway providing access to both the front and rear of the property. To the first floor there are three well balanced bedrooms and a three-piece bathroom.

Outside of the property, there is ample parking for 2-3 cars provided by a driveway which leads on to meet an oversized single garage and a pedestrian door between the house & garage. The remaining frontage is mainly laid to lawn which could be adapted to create further parking. To the rear of the property is a mature garden boasting well maintained planted borders, an expanse of lawn and a patio seating area.

## Room Measurements

Entrance Hall 1.8m x 3.56m (5'11" x 11'8")

Living Room 3.37m x 4.44m (11'1" x 14'7")

Dining Room 2.69m x 2.77m (8'10" x 9'1")

Conservatory 2.61m x 2.81m (8'7" x 9'2")

Kitchen 2.47m x 3.35m (8'1" x 11'0")

Side Hall 0.84m x 6.19m (2'10" x 20'4")

First Floor Landing 1.81m x 2.55m (5'11" x 8'5")

Bedroom One 3.07m x 3.58m (10'1" x 11'8")

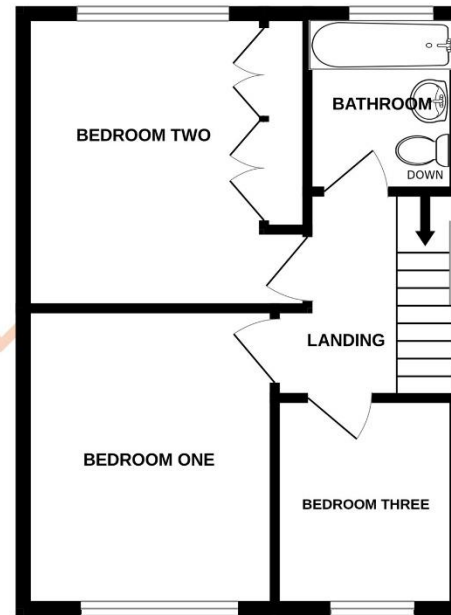
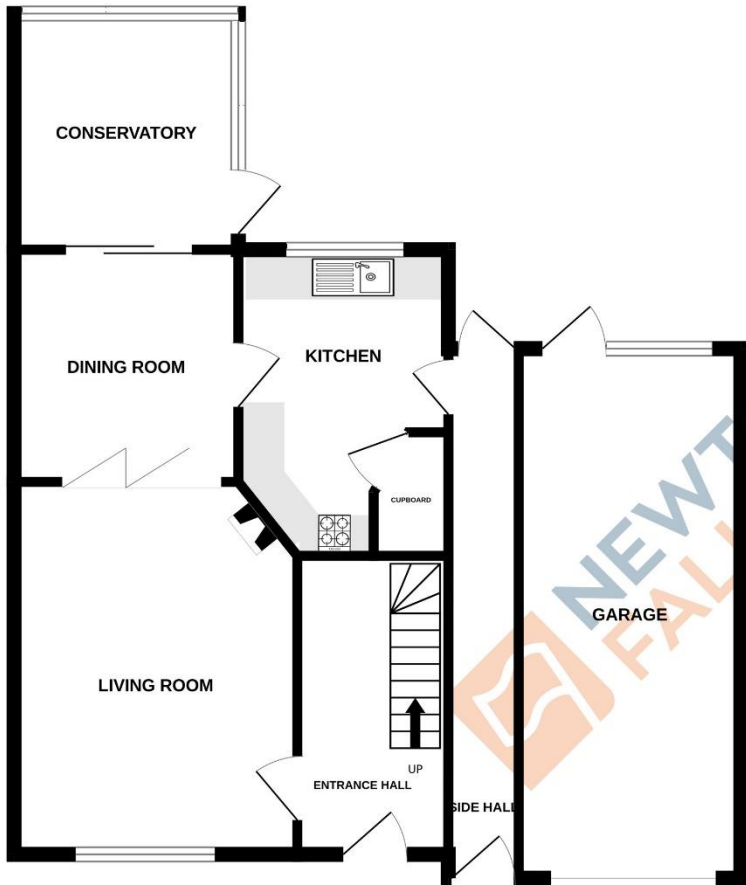
Bedroom Two 3.39m x 3.7m (11'1" x 12'1")

Bedroom Three 2.17m x 2.51m (7'1" x 8'2")

Bathroom 1.83m x 2.12m (6'0" x 7'0")

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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.

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TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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