



38 Parkfield Road, Oakham, LE15 6PE

 **NEWTON FALLOWELL**

 3  1  0

Key Features

- Semi Detached Family Home
- Three Spacious Bedrooms
- Two Reception Rooms
- Oversized Rear Garden with Shed & Garage
- Close to Primary & Secondary Schools
- Outside WC & Utility Room
- Energy Rating = D
- Available October 2024
- EPC Rating D

£1,000 PCM





Positioned on a generous plot with an oversized rear garden is this extremely well presented three bedroom semi detached family home boasting two spacious reception rooms and a wealth of character features throughout. Creating a perfect family home, located within easy access of local Primary & Secondary schools, this spacious home offers a delightful family home and can be moved into from the middle of September.

As you approach the property from the front, the open porch leads you through to the entrance hall with an original terracotta quarry tiled floor and open staircase to the first-floor landing. From the hall, you have two lovely reception rooms, both with great levels of natural light and eye-catching fireplaces. The living room features a lovely multi-fuel burning stove, creating a real focal point to the room. The kitchen has a selection of base units, with a freestanding oven and stainless steel sink. A door then leads out to the rear garden with access into the utility room and outside WC. From the first-floor landing, you have the three-piece family bathroom, with electric shower, over the bath and three generous bedrooms.

Externally the property is a real 'one of a kind' and features a desirable garden, with several seating areas and a large lawn area for the whole family to enjoy. The garden also enjoys planted borders and a range of useful storage sheds. Outside Driveway to the front with a low-level fence enclosing the low maintenance front garden. The driveway leads to a single garage and storage shed. The large rear garden is mainly laid to lawn with planted borders and spacious patio areas. To the rear of the garden there is a large patio area to enjoy the sun.

Living Room 3.40m x 1.80m

Kitchen 2.46m x 2.39m

Utility Room 1.83m x 1.83m

Outside WC 1.83m x 0.84m

First Floor Landing 2.84m x 2.41m

Bedroom One 3.68m x 3.45m

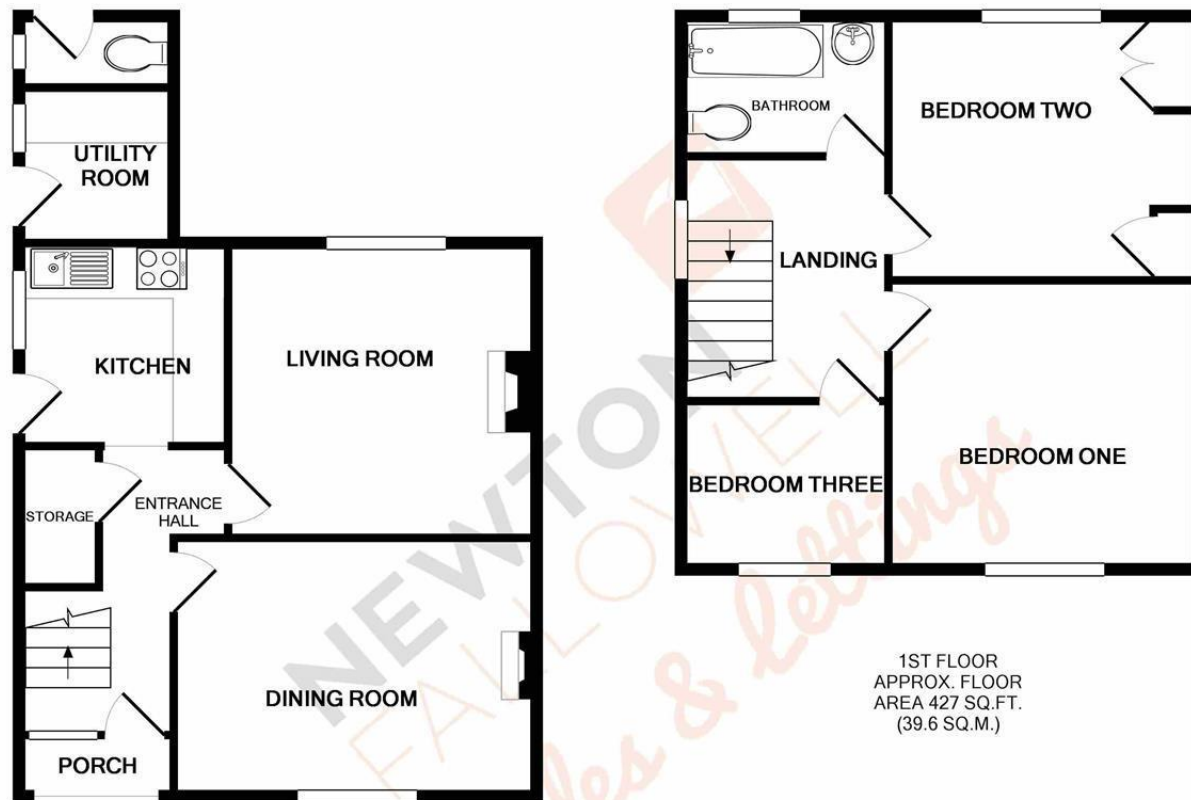
Bedroom Two 3.66m x 3.10m

Bedroom Three 2.44m x 1.98m

Family Bathroom 2.41m x 1.65m

Dining Room 4.27m x 3.05m

Entrance Hall 3.40m x 1.80m



GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:
Council Tax Band: A

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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