



48 Noel Avenue, Oakham, LE15 6SQ

 **NEWTON FALLOWELL**

3 1 3

## Key Features

- Mature & Extended Link-Detached Family Home
- Popular Area Close to Amenities
- Three Bedrooms, Shower Room & Ground Floor WC
- Lounge, Dining Room & Conservatory
- Extended Fitted Kitchen with Utility Area
- Stunning Mature Gardens
- Parking for 2-3 Cars & Garage
- No Onward Chain
- EPC Rating C
- Freehold

**£325,000**





Offered to the market with NO ONWARD CHAIN is this extended mature three bedroom link-detached home set in a popular part of Oakham within easy reach of local amenities & schools. The property has been extended to the rear with the addition of a conservatory & utility room with the benefit of a ground floor WC. There are two further reception rooms, three bedrooms with a shower room to the first floor and outside, beautifully maintained mature gardens, driveway parking and a single garage.

On approaching the home, you'll be met by the mature front garden and driveway for parking 2-3 cars. The gardens have been well maintained with inset evergreen low-set shrubs to one side and the driveway meets the single garage. There is gated access to one side of the home meeting the rear garden. On entering the home, the hallway hosts the stairs to the first floor with useful storage beneath and doors lead to the reception rooms and kitchen. Set to the front of the property is the living room which enjoys a large window and centralised fireplace. The living room opens through to the dining room where there is ample space for a table and six chairs. At one end are patio doors leading into the conservatory providing a tranquil room to enjoy views over the rear garden. The kitchen has been extended to the rear providing a range of fitted kitchen units and a further utility area. An additional benefit within the extension is the creation of a two-piece ground floor WC. To the first floor there are three bedrooms, a two piece shower room and separate WC.

Outside the property boasts superb mature gardens offering a high degree of privacy and much colour. There are planted borders and a centralised planted feature with inset flowers and trees, along with an ornamental pond. The garden is fully enclosed and has gated access to one side of the property and a personnel door into the rear of the garage.

### Room Measurements

Entrance Hall 1.89m x 4.73m (6'2" x 15'6")

Living Room 3.82m x 3.93m (12'6" x 12'11")

Dining Room 3.26m x 3.83m (10'8" x 12'7")

Kitchen 2.44m x 2.7m (8'0" x 8'11")

Utility Room 2.15m x 2.53m (7'1" x 8'4")

WC 0.83m x 1.96m (2'8" x 6'5")

Conservatory 2.68m x 3.68m (8'10" x 12'1")

Garage 2.34m x 7.31m (7'8" x 24'0")

First Floor Landing 1.11m x 2.84m (3'7" x 9'4")

Bedroom One 3.73m x 4.04m (12'2" x 13'4")

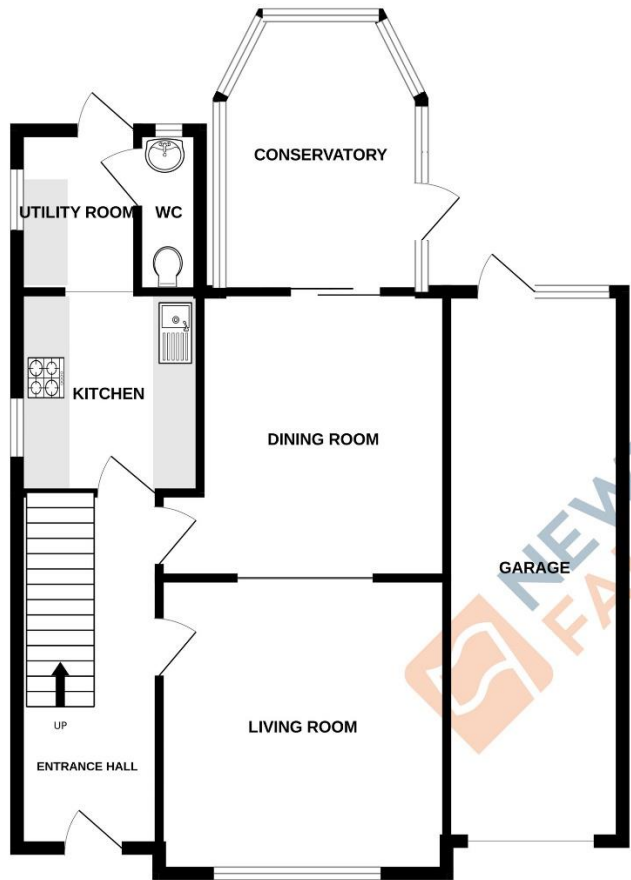
Bedroom Two 3.03m x 3.72m (9'11" x 12'2")

Bedroom Three 2.48m x 2.69m (8'1" x 8'10")

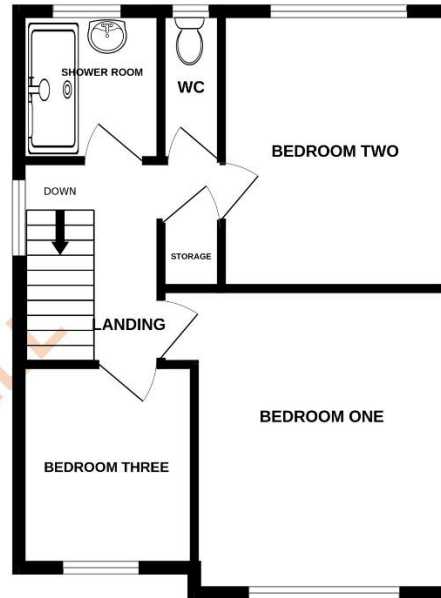
Shower Room 1.76m x 1.83m (5'10" x 6'0")

WC 0.72m x 1.74m (2'5" x 5'8")

GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1277 sq.ft. (118.6 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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
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.