



31 Kimball Close, Ashwell, Oakham, LE15 7QP

 **NEWTON FALLOWELL**

 3  1  0

Key Features

- Spacious Character Home
- Three Spacious Bedrooms
- Modern Kitchen
- Quiet Cul-De-Sac Location
- Available Early January
- Long Term Let Available
- Spacious Rear Garden
- EPC Rating - D
- EPC Rating D

£1,050 PCM





Located within the popular Kimball Close development of the former Cottesmore Hunt Stables is this exemplary three bedroom character home, offered to let for a long term rental. This light and airy property is filled with natural light, exposed beams and high ceilings. Internally the property offers a recently fitted kitchen, living room, three spacious bedrooms and a modern three piece bathroom. The property comes complete with allocated parking within the small courtyard development and a generous garden with a lovely patio area to enjoy the sun.

As you approach the property from the front, the front door leads you into an inviting entrance hallway with stairs leading to the first floor landing and doors to the ground floor accommodation. The modern kitchen area has been fitted with a range of wall and base units, electric oven, four ring gas hob and space for several appliances, with a door providing access to the garden. The living room has dual aspect windows and another door leading out to the rear garden. The downstairs WC completes the ground floor accommodation. From the first floor landing you have three spacious bedrooms, the three piece family bathroom and a useful storage cupboard.

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Contact Newton Fallowell, Oakham today for further details!

Entrance Hall 5.26m x 2.18m





Living Room 3.02m x 5.44m

Kitchen 2.82m x 3.28m

First Floor Landing

Bedroom One 3.15m x 3.30m

Bedroom Two 2.84m x 3.28m

Bedroom Three 2.97m x 2.08m

Bathroom 1.78m x 2.06m

Outside

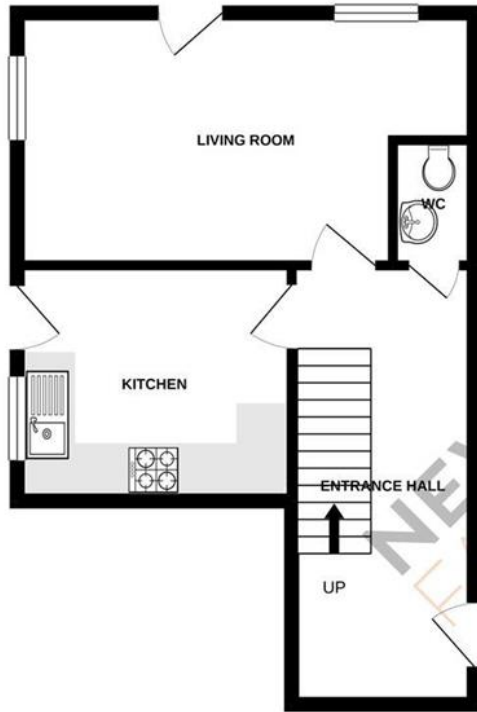
The property is positioned on an easy to maintain corner plot with a lovely rear garden, patio area and useful shed. Allocated parking to the front.

Council Tax

The Property is a Council Tax Band B, payable to Rutland County Council



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: B

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.