



41 Lonsdale Way, Oakham, LE156LP

 **NEWTON FALLOWELL**

3 1 2

Key Features

- semi Detached Family Home
- Three Bedrooms
- Enclosed Rear Garden
- Driveway + Garage
- Requires Modernisation
- Ideal First Time Purchase
- Popular Location
- NO CHAIN
- EPC Rating D
- Freehold

£225,000





Located on the popular Lonsdale Way and offering easy access to the train station & town centre stands this three-bedroom semi-detached family home. The property would benefit from a scheme of modernization and would make an ideal first-time purchase or investment. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, family bathroom, and a single garage. Call to view!

Entering via the front door leads into the entrance hall where stairs flow to the first floor and you have access to the lounge & kitchen. The lounge sits at the front of the property and offers a view to the front aspect. Flowing from the lounge is the dining room that offers a view of the rear garden and a doorway to the kitchen. The fitted kitchen that is positioned at the rear of the property offers an inset stainless steel sink and drainer and a view of the rear garden. Upstairs the property offers three bedrooms described as two double and a single. Bedroom one sits at the rear of the property and offers a view of the rear garden. Bedrooms two & three are positioned at the front of the property, and both offer views of the street scene. Completing the upstairs automation is the wet room that boasts a shower, close coupled W.C., a wash hand basin, and a window to the rear aspect.

Externally the property sits on a good-sized plot and offers a driveway that provides off-road parking that leads to the single garage. Positioned behind the garage is a useful utility room that would lend itself to a multitude of uses. To the rear is a fully enclosed garden that is mainly laid to lawn with borders of plants and shrubs.

Room Measurements

Entrance Hall 1.12m x 3.15m (3'8" x 10'4")

Side Hall 0.96m x 7.17m (3'1" x 23'6")

Kitchen 2.49m x 3.41m (8'2" x 11'2")

Dining Room 2.65m x 2.82m (8'8" x 9'4")

Lounge 3.31m x 4.37m (10'11" x 14'4")

Utility Room 2.03m x 2.32m (6'8" x 7'7")

Garage 2.5m x 5m (8'2" x 16'5")

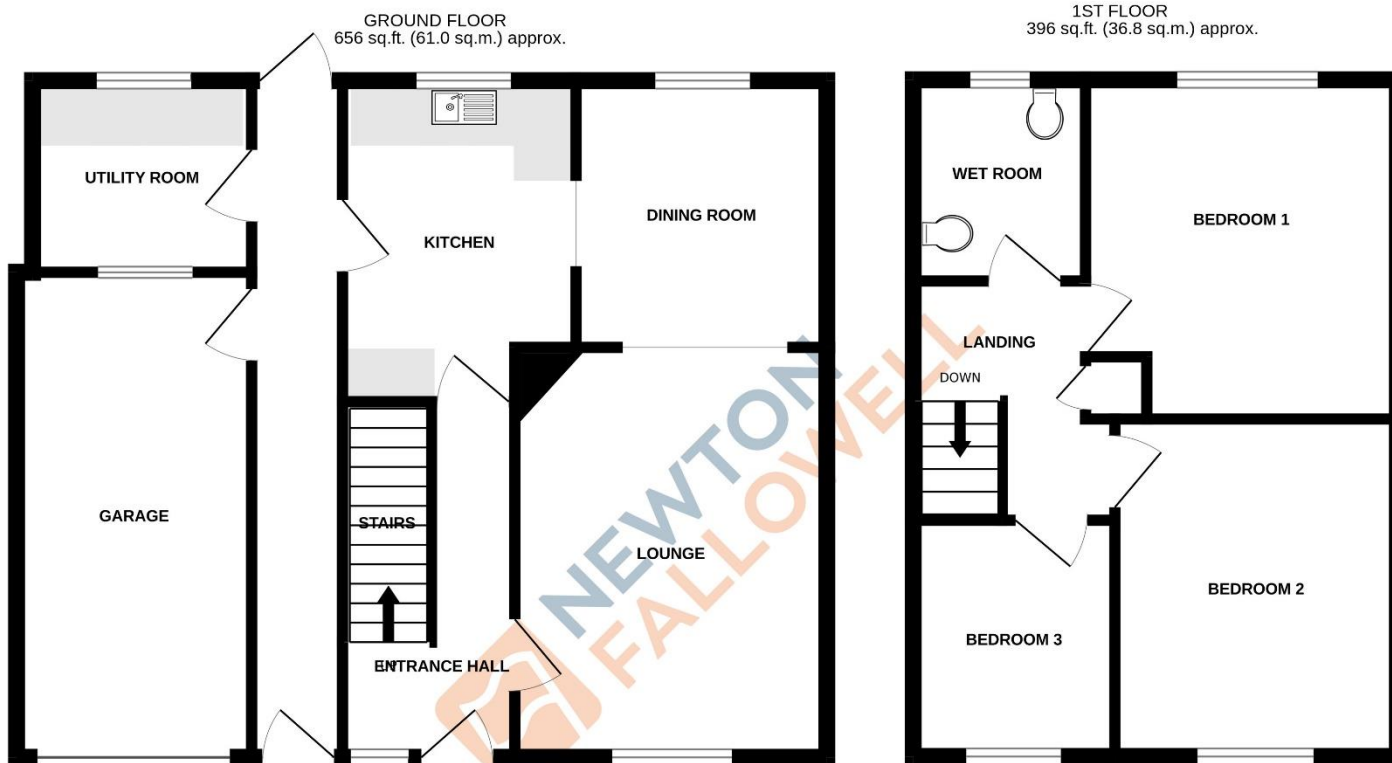
First Floor Landing 2.15m x 2.54m (7'1" x 8'4")

Bedroom One 3.36m x 3.68m (11'0" x 12'1")

Bedroom Two 3.05m x 3.58m (10'0" x 11'8")

Bedroom Three 2.13m x 2.5m (7'0" x 8'2")

Wet Room 1.81m x 2.1m (5'11" x 6'11")



LONSDALE WAY, OAKHAM LE156LP

TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.