



32 Tyne Road, Oakham, LE15 6SJ

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Extended Detached Family Home
- Three Bedrooms
- 6m Long Master Bedroom With En-Suite
- Two Reception Rooms + Conservatory + Study
- Utility Room + Downstairs Shower Room
- Large Driveway Providing Ample Off Road Parking
- Enclosed Rear Garden

£375,000





Situated on the popular Tyne Road, which is within walking distance to Oakham's historic market town centre, train station, and local schools stands this stunning extended detached family home. Sitting on a good-sized plot the property offers an entrance hall, living room, dining room, conservatory, study, utility room + downstairs shower, kitchen, three bedrooms with bedroom one being nearly six meters in length, en-suite, and a family bathroom. An internal viewing is essential at the earliest opportunity.

Entering via the entrance hall that offers space for coats & shoes leads to the dining room which is the heart of this stunning family home and boasts windows to the front and rear aspect and doors to the study, living room, and rear lobby. The study is positioned at the front of the property and offers a view of the front aspect. Located behind the study is the spacious living room that offers double French doors to the rear garden, two double glazed windows to the side aspect, and an inset electric fire with surround. The kitchen sits to the front of the property and features floor-to-ceiling units, an inset gas hob, an integrated oven, an integrated dishwasher, an inset stainless steel sink and drainer + mixer tap, tiled floor, and a window to the front aspect. Flowing through from the kitchen is the useful utility room that offers a Belfast sink and space and plumbing for a washing machine. The shower room is majority tiled and boasts a shower with screen, wash hand basin, and a close coupled W.C. Completing the downstairs accommodation is the conservatory that offers double French doors and a beautiful view of the rear garden. Upstairs the property offers three bedrooms and a family bathroom. Bedroom two sits to the front of the property and offers a view to the front aspect. Bedroom three is located at the rear of the property and offers a view of the rear garden. The main bedroom runs the length of the property and offers a window to the front aspect and a door to the useful en-suite. The en-suite is a good size and boasts a double walk-in shower, wash hand basin inset to a vanity unit, close coupled W.C., heated towel rail, and a window to the rear aspect. Completing the upstairs accommodation is the family bathroom which features a panel bath, wash hand basin inset to a vanity





unit, close coupled W.C. with half and full flush with a hidden cistern, and a window to the rear aspect.

Externally the property sits on a large plot and offers ample off-road parking. The frontage is of low maintenance design and is mainly laid to stone chip with a small section of lawn and borders of plants & shrubs. To the rear, you will find a fully enclosed rear garden that is predominantly laid to lawn with borders of plants and offers a patio seating area and a pathway that leads to a useful wooden storage shed.



Entrance Porch 0.97m x 2.15m (3'2" x 7'1")

Dining Room 2.97m x 5.85m (9'8" x 19'2")

Kitchen 2.48m x 4.46m (8'1" x 14'7")

Utility Room 2.45m x 2.53m (8'0" x 8'4")

Conservatory 3.07m x 3.45m (10'1" x 11'4")

Lounge 3.46m x 5.75m (11'5" x 18'11")

Study 1.74m x 3.46m (5'8" x 11'5")



First Floor Landing 0.85m x 3.39m (2'10" x 11'1")

Bedroom One 3.45m x 7.65m (11'4" x 25'1") MAX

Ensuite 1.5m x 3.45m (4'11" x 11'4")

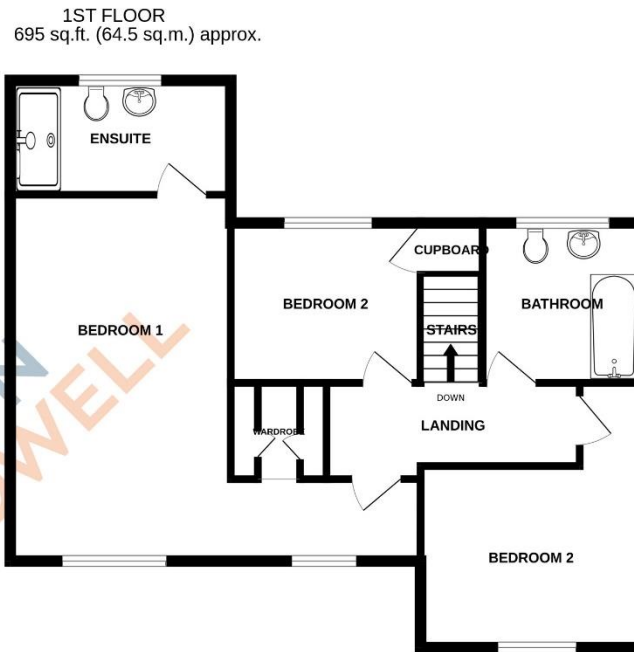
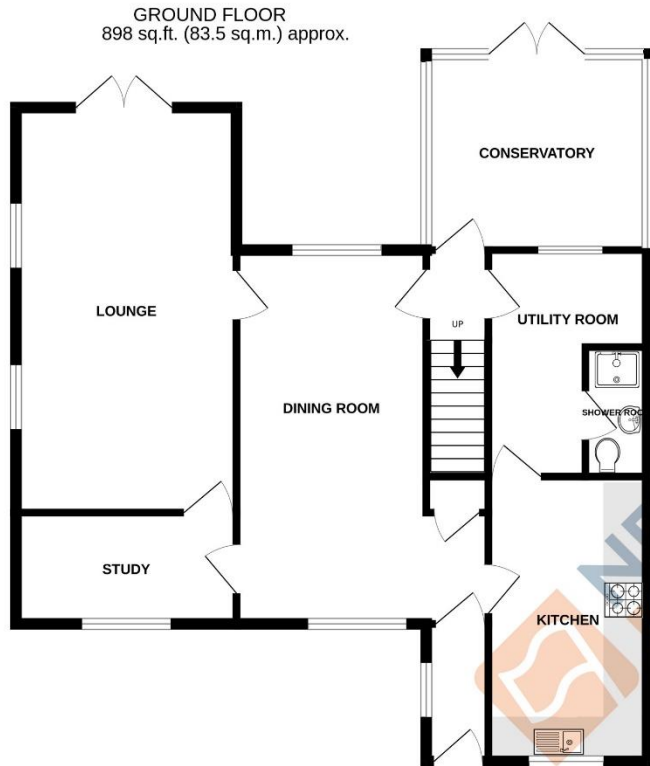
Bedroom Two 2.66m x 3.94m (8'8" x 12'11")

Bedroom Three 2.39m x 2.99m (7'10" x 9'10")

Bathroom 2.45m x 2.51m (8'0" x 8'2")







TYNE ROAD, OAKHAM LE156SG

TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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		82 B
69-80	C		
55-68	D	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.