



5 Priors Close, Oakham, LE15 6NY

 **NEWTON FALLOWELL**



Key Features

- Modern Semi Detached Home
- Three Spacious Bedrooms
- En-Suite to Master Bedroom
- Open Plan Breakfast Kitchen
- Single Garage & Driveway Parking
- Available from Mid-November 2024
- Fibre Broadband Available - Ideal Professional Home
- EPC Rating B

£1,400 PCM





**** AVAILABLE FROM MID-NOVEMBER 2024****

Situated on the popular 'Spinney Hill' development only a short walk from the centre of the historic market town of Oakham is this modern three-bedroom semi-detached home offering light and spacious accommodation throughout, including living room, fitted kitchen/dining room, utility room, downstairs WC, three well-proportioned bedrooms en-suite shower room and a family bathroom. The property also benefits from Air-Source heating throughout controlled individually by thermostats in each room. Externally, well-maintained front & rear gardens, as well as allocated off-road parking, a garden shed and a large detached garage complete the property.

Access is made via a block paved pathway into the oversized entrance hall, with stairs to the first-floor landing. In the living room, double aspect windows overlooking the front and side aspects provide plenty of light, and a further door leads through to the modern and contemporary kitchen diner, which has been fitted with a range of floor-to-wall base units as well as an integral dishwasher, fridge freezer, app connected Siemens oven and induction hob. Further doors lead to the downstairs WC and the utility room which features a built-in washer-drier. Upstairs, from the first floor landing you will find three very well-proportioned bedrooms, the master having an en-suite, and the modern family bathroom.

Externally, a pleasant and low-maintenance front garden is planted with a selection of shrubs, and to the right of the property, a private parking space leads up to the detached garage. The large rear garden is partly paved and partly lawned. An internal viewing is essential at the earliest opportunity; please contact Newton Fallowell Oakham to arrange!

Entrance Hall

Living Room 4.94m x 3.71m (16'2" x 12'2")

Kitchen/Breakfast Room 4.14m x 3.34m (13'7" x 11'0")

Downstairs WC 2.4m x 1.5m (7'11" x 4'11")

Utility Room 1.63m x 1.5m (5'4" x 4'11")

First Floor Landing

Bedroom One 3.71m x 3.07m (12'2" x 10'1")

En-Suite 2.67m x 1.13m (8'10" x 3'8")

Bedroom Two 4.14m x 2.42m (13'7" x 7'11")

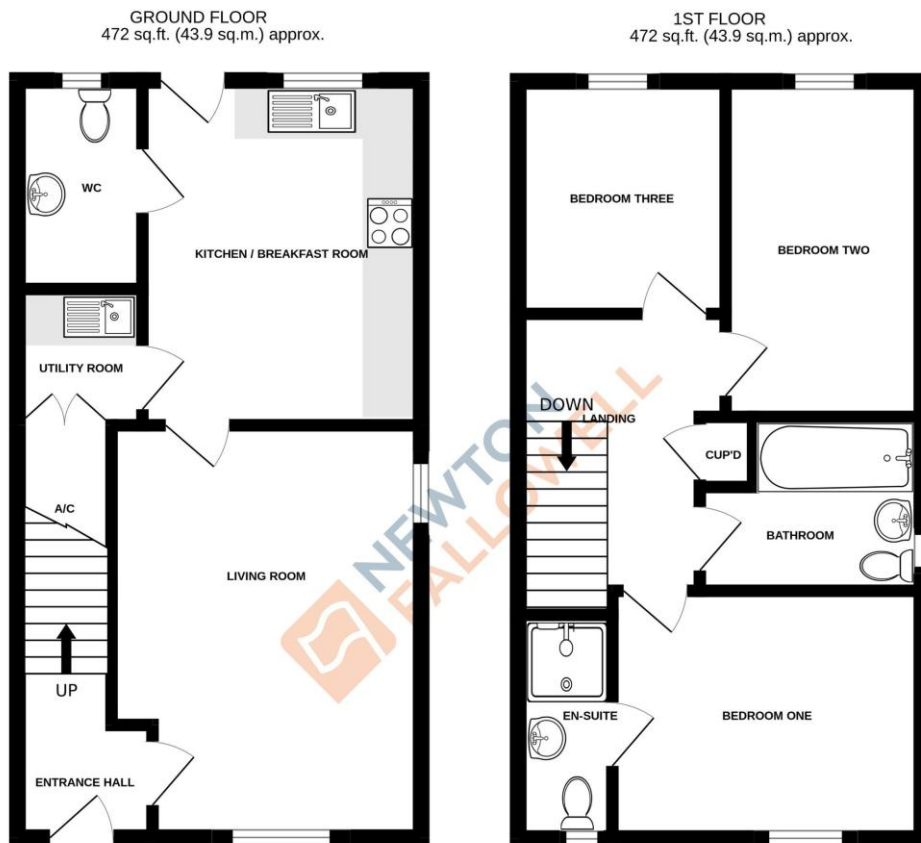
Bedroom Three 2.79m x 2.42m (9'2" x 7'11")

Bathroom 2.66m x 2.16m (8'8" x 7'1")

Single Garage

Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: C



PRIORS CLOSE, OAKHAM, LE15 6NY
 TOTAL FLOOR AREA: 944 sq.ft. (87.7 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		87 A
81-91	B	85 B	
69-80	C		
55-68	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.