



10 Egleton Place, Oakham, LE15 6JY

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Modern Detached Family Home
- Four Spacious Bedrooms
- End of Cul-De-Sac Location
- Views Over Open Green Space
- Open Plan Kitchen & Dining Room
- Main Bedroom with En-Suite Shower Room
- No Onward Chain
- Easy Access to Town Centre & Schools
- EPC Rating B

Guide price £500,000 - £525,000





**** GUIDE PRICE £500,000 - £525,000 ****

Set at the end of a quiet cul-de-sac within the popular Spinney Hill development in Oakham is this attractive detached family home boasting deceptively spacious accommodation throughout including an open plan kitchen & dining room, dual aspect living room, four double bedrooms, family bathroom and en-suite shower room. Built with sustainability in mind, this home benefits from air source heating and underfloor heating throughout the ground floor and individual heating thermostatic controls in each room. Offered for sale with NO ONWARD CHAIN, this executive home has recently been professionally redecorated and benefits from a unique position looking out over open green space whilst the plot encompasses driveway parking for several vehicles, a detached garage and a low maintenance rear garden. Internal viewings are strongly recommended at the earliest opportunity.

As you approach the property from the front the entrance door leads into the open hallway with useful storage, downstairs WC and stairs flowing to the first floor landing. From the entrance hall, you have the living area, filled with natural light from its dual aspect and featuring double doors leading out to the rear garden. The modern kitchen and dining room features a range of modern units with several built-in appliances including two Wi-Fi controlled Siemens ovens, a fridge/freezer, an induction hob and a dishwasher. From the kitchen, you have a useful utility room along with a free-standing washer/dryer. From the first floor landing, you have four spacious bedrooms along with the three-piece family bathroom. The main bedroom benefits from a modern three-piece en-suite shower room. The majority of the rooms throughout the house benefit from built-in, electrically operated blinds and are included within the sale.



As you approach the property from the front, the spacious driveway accommodates several vehicles along with the oversized garage with an electric up-and-over door with remote control access. The front garden is mainly laid to lawn with a shrub border. Gated access leads around to the rear garden where you enjoy a south-facing aspect with a large patio area, lawn area and stone borders. Internal viewings are strongly recommended.



Room Measurements

Living Room 3.67m x 6.52m (12'0" x 21'5")

Kitchen & Dining Room 3.46m x 6.5m (11'5" x 21'4")

Utility Room 2.15m x 2.57m (7'1" x 8'5")

Downstairs WC 1.41m x 1.96m (4'7" x 6'5")

Bedroom One 4.09m x 4.49m (13'5" x 14'8")

En-suite 1.8m x 1.93m (5'11" x 6'4")

Bedroom Two 3.63m x 3.72m (11'11" x 12'2")

Bedroom Three 3.63m x 4.23m (11'11" x 13'11")

Bedroom Four 2.57m x 2.79m (8'5" x 9'2")

Family Bathroom 1.93m x 2.55m (6'4" x 8'5")

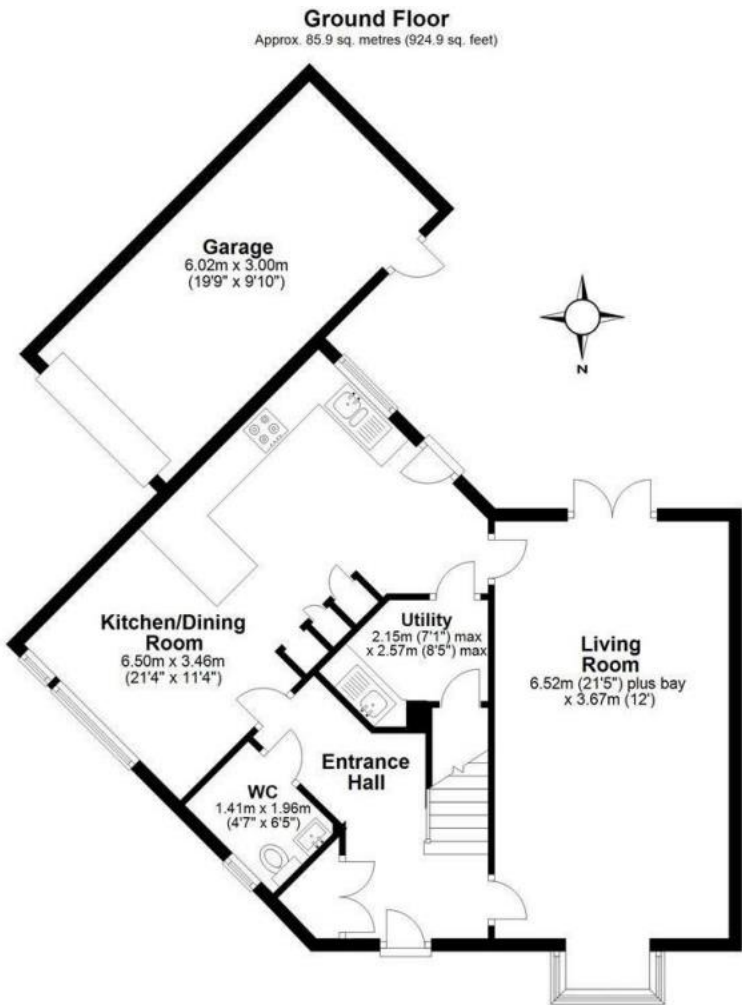
Garage 3m x 6.02m (9'10" x 19'10")

Residents Management Company

The property is liable to pay an annual charge to Hegarty Property Management Ltd for the maintenance and upkeep of the common areas within the development. We are advised that the current annual charge is £375 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.







Total area: approx. 153.0 sq. metres (1646.5 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 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: E

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.