



5 Tabberer Close, Oakham, LE15 6FS

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Deatched Family Home
- Three Bedrooms
- En-Suite To Master
- Utility Area + Downstairs W.C
- Conservatory
- Low Maintenance Gardens
- Driveway & Integral Garage
- Sought After Location
- EPC Rating D
- Freehold

Guide price £340,000 - £350,000





Positioned on a sought-after cul-de-sac and offering easy access to the town center this spacious three-bedroom detached family home offers well-presented accommodation and a good-sized plot. The accommodation briefly comprises a lounge, dining room, kitchen, conservatory, three bedrooms with an en-suite to bedroom one, and a family bathroom. Call to view!

Entering via the front door leads into the useful entrance porch where stairs flow to the first floor this leads through to the lounge that boasts a window to the front aspect, a feature fireplace with an inset living flame gas fire, and a door to the kitchen. Leading from the lounge is the open-plan dining room that would be suitable for entertaining. Accessed from the dining room is a large conservatory that grants views to the rear garden. The kitchen is fully fitted and features built-in appliances including an inset hob with a brushed steel finish, a matching built-in oven, tiled splashbacks, space and plumbing for a slimline dishwasher, and two double-glazed windows to the front aspect. Accessed from the kitchen is the utility area that boasts space and plumbing for a washing machine and a door to the downstairs W.C. Upstairs the property offers three bedrooms with bedroom one being positioned to the front of the property and offering a view to the front aspect and a stunning en-suite bathroom. Bedroom two sits to the left side of the property and offers a view to the rear aspect and bedroom three and the family bathroom sit to the rear of the property. The family bathroom is fully tiled and features a panel bath, a pedestal wash hand basin, and a close-coupled W.C.



Externally the property offers a low-maintenance frontage with a driveway providing off-road parking that leads to the integral garage. To the rear is a fully enclosed low-maintenance garden that features a large patio seating area, block paved pathways, and borders of plants & shrubs.



Entrance Hall 2.6m x 0.99m (8'6" x 3'2")

Living Room 4.51m x 3.09m (14'10" x 10'1")

Dining Room 2.89m x 2.29m (9'6" x 7'6")

Conservatory 3.53m x 2.82m (11'7" x 9'4")

Kitchen 3.28m x 2.78m (10'10" x 9'1")

Utility Room 1.98m x 0.91m (6'6" x 3'0")



WC 1.19m x 0.99m (3'11" x 3'2")

Garage 4.83m x 2.54m (15'10" x 8'4")

First Floor Landing 1.94m x 1.6m (6'5" x 5'2")

Bedroom One 3.3m x 3.01m (10'10" x 9'11")



Ensuite 2.63m x 1.29m (8'7" x 4'2")

Bedroom Two 2.92m x 2.61m (9'7" x 8'7")

Bedroom Three 2.96m x 1.95m (9'8" x 6'5")

Bathroom 1.89m x 1.89m (6'2" x 6'2")







TABBERER CLOSE, OAKHAM LE156FS
 TOTAL FLOOR AREA: 1040 sq. ft. (96.6 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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 MapInfo 6.0.204.

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: D

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.