



24 Huntsmans Drive, Oakham, LE15 6RP

 **NEWTON FALLOWELL**

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Key Features

- Semi Detached Retirement Bungalow
- Two Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Fitted Kitchen With Integrated Appliances
- Conservatory
- Off Road Parking
- Enclosed Rear Garden
- Sought After Location
- EPC Rating C

Offers Over £240,000





24 Huntsmans Drive is a beautifully maintained cottage-style bungalow that has been designed for the over 55s and is situated at the edge of the desirable Rutland Care Village in Oakham. The property is being sold with NO CHAIN and offers easily maintained and well-presented accommodation consisting of a large open plan kitchen/living room, two well-proportioned bedrooms, a convenient shower room, and a conservatory.

Entering via the front door leads into the spacious entrance hall that grants access to the open plan living room/dining room & kitchen, both bedrooms and the shower room. The open plan area creates a stunning living space and the kitchen part features a fully fitted kitchen including an integrated hob with extractor and tiled splashbacks, space for a fridge/freezer, and space and plumbing for a washing machine. Accessed from the lounge/dining area is a large conservatory that offers beautiful views across the rear garden. Both bedrooms are of a good size and are positioned to the right-hand side of the property with bedroom one boasting a view of the rear garden & bedroom two offering a view to the front aspect. Completing the internal accommodation is the shower room that offers a walk-in shower with curtain and folding bath screen, wash hand basin inset to a vanity unit, and a privacy window to the front aspect.



Externally the property offers a low maintenance frontage and to the rear is a manageable garden that is mainly laid to lawn with borders of plants & shrubs and a pathway that leads down to a useful wooden summer house & storage shed.



Entrance Hall 4.18m x 2.03m (13'8" x 6'8")

Kitchen 2.99m x 2.24m (9'10" x 7'4")

Living Room/Diner 7.11m x 3.45m (23'4" x 11'4")

Bedroom One 3.25m x 3.23m (10'8" x 10'7")



Bedroom Two 3.41m x 2.24m (11'2" x 7'4")

Shower Room 2.5m x 2.24m (8'2" x 7'4")

Conservatory 4.11m x 3.16m (13'6" x 10'5")



Leasehold Information

The property benefits from a 125 year lease granted in March 2005 with approximately 105 years remaining. We are advised that the owner pays a monthly service charge of £319 per month which is payable to Prime Life Ltd. Contact Newton Fallowell for further information.







HUNTSMANS DRIVE, OAKHAM LE156RP

TOTAL FLOOR AREA: 874 sq.ft. (81.2 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		85 B
69-80	C	70 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.