



23 Vicarage Road, Oakham, LE15 6EG

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Large Detached Bungalow
- Three Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Stunning Wrap Around Garden
- Double Garage
- Sought After Location
- NO CHAIN
- EPC Rating C
- Freehold

£575,000





Positioned on the sought-after Vicarage Road stands this charming three-bedroom detached bungalow offering spacious flexible accommodation, a large wrap-around plot, and a double garage. The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, dining room, conservatory, three bedrooms with en-suite to the master, and a family bathroom. The property offers ample scope for improvement and is located in one of the most desirable areas of the town. Call to view!

Entering via the front door leads into the spacious entrance hall where doors grant access to the lounge, kitchen/diner, bedrooms one, two & three, and the family bathroom. The lounge is positioned to the rear of the property and boasts double French doors to the rear garden, a feature fireplace with down lighting & inset electric fire. This flows through to the dining room which offers a sliding door to the conservatory and an ornate window to the entrance hall. Located to the front of the property is the kitchen/diner that is fully fitted and boasts floor-to-ceiling units, tiled splashbacks, inset stainless steel sink and drainer + mixer tap, inset gas hob and integrated Bosch double oven. Leading from the kitchen/diner is a useful utility room that offers an inset sink, storage cupboards, a new Bosch washing machine and a door to the rear porch where you will find a tumble dryer. Bedroom one is located at the front of the property and features a window to the front aspect, multiple built-in wardrobes, and a door to the en-suite shower room. The en-suite shower room is fully tiled and boasts a corner shower with sliding screen & stainless steel fittings, close coupled W.C. with half and full flush with a hidden cistern, wash hand basin inset to a vanity unit, and a heated towel rail. Bedrooms two & three are located to the rear of the property and both offer a view to the rear aspect. Completing the internal accommodation is the family bathroom that is fully tiled and offers a panel bath with stainless steel shower fittings, close coupled W.C. with half and full flush with a hidden cistern, wash hand basin inset to a vanity unit, and a heated towel rail.



Externally the property sits on a large wrap-around plot with the front being of a low maintenance design and laid to stone chip with feature ornate raised flowerbeds. The driveway leads to the double garage that features light and power. A side gate gives access to the rear garden that is mainly laid to lawn with borders of plants, shrubs & trees.



Entrance Hall 5.43m x 4.95m (17'10" x 16'2")

Kitchen/diner 5.15m x 4.02m (16'11" x 13'2")

Lounge 6.13m x 4.25m (20'1" x 13'11")



Dining Room 3.07m x 3.75m (10'1" x 12'4")

Bedroom One 4.01m x 4.02m (13'2" x 13'2")

En-Suite 1.14m x 2.12m (3'8" x 7'0")

Bedroom Two 3.64m x 4.25m (11'11" x 13'11")



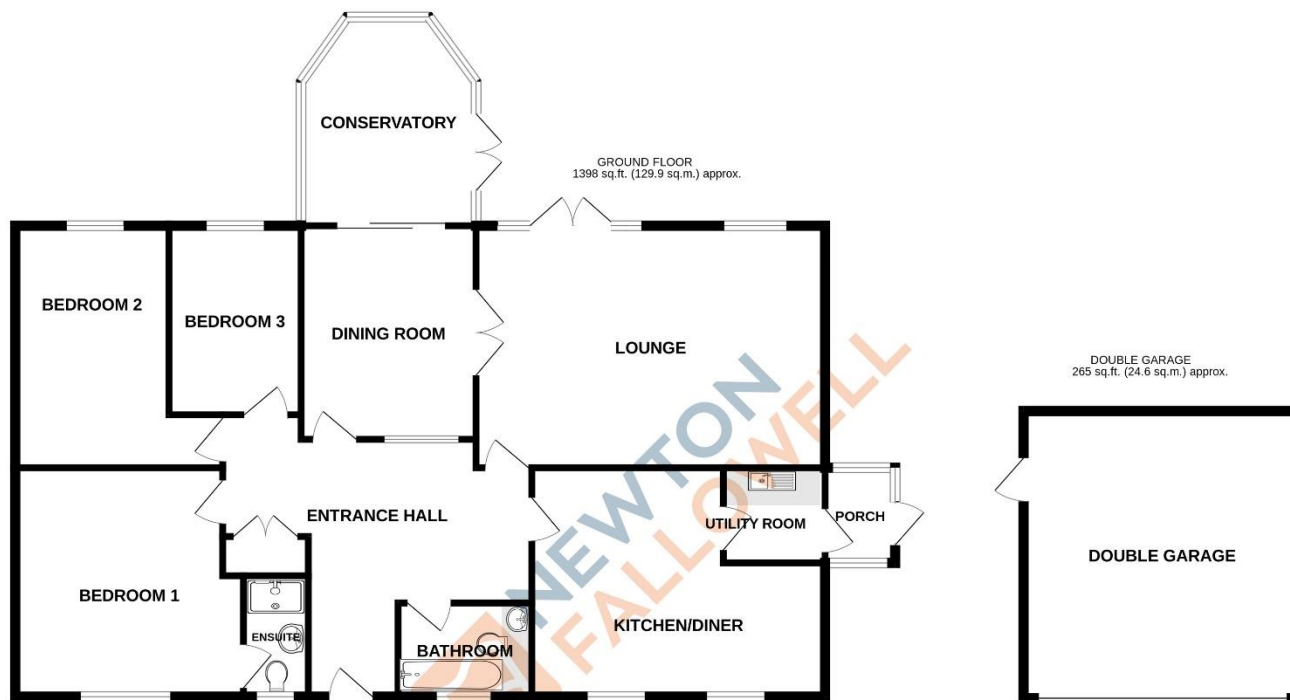
Bedroom Three 2.32m x 3.32m (7'7" x 10'11")

Family Bathroom 2.35m x 1.65m (7'8" x 5'5")

Double Garage 4.87m x 5.05m (16'0" x 16'7")







VICARAGE ROAD, OAKHAM LE156EG

TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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		81 B
69-80	C	71 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.