



6 Ellingworth Close, Oakham, LE15 6FT

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms + Study
- Driveway & Garage
- Large Breakfast Kitchen
- Downstairs W.C + Utility Room
- Enclosed Rear Garden
- Sought After Area
- EPC Rating B
- Freehold

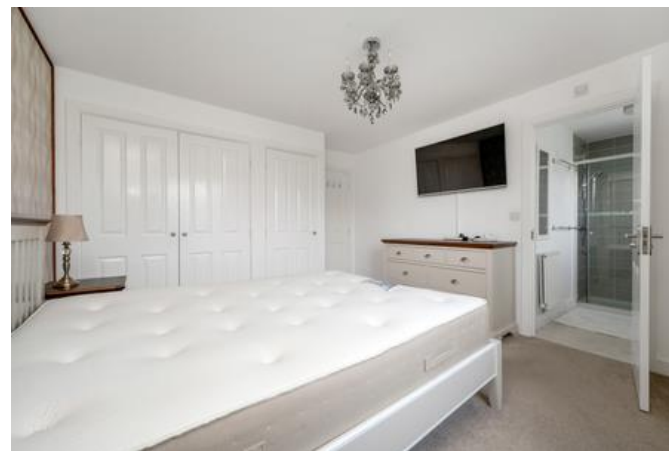
£450,000





Located in a small established development close to Oakham Town Centre is this well-presented four-bedroom detached family home offering spacious flexible accommodation throughout including a fully fitted large kitchen/diner, separate utility room, downstairs W.C., generous light and airy living room, four bedrooms with an en-suite shower room to bedroom one and a family bathroom. The property sits on a good-sized plot with an enclosed rear garden and offers off-road parking to the side of the property via the driveway that leads to the single garage. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall where stairs flow to the first floor and doors grant access to the living room, study, downstairs W.C., and kitchen/diner. The large living room almost spans the length of the property and offers windows to both front and rear aspects. Flowing through from the lounge is the large kitchen diner that is the heart of this stunning family home. It features integrated appliances including an inset gas hob with extractor, integrated oven, integrated dishwasher, integrated fridge/freezer, metro style splashback tiling, stainless steel ceiling spotlights, gloss tiled floor, windows to the rear and side aspects, double French doors to the rear garden and a door to the utility room. The useful utility room offers an inset stainless-steel sink and drainer and space and plumbing for a washing machine. Completing the downstairs accommodation is the study that is positioned to the front of the property and offers a view to the front aspect and the downstairs W.C. that is accessed from the entrance hall. Upstairs the property offers four bedrooms with an en-suite to bedroom one and a family bathroom. Bedroom one sits to the front of the property and offers a view of the front aspect and a door to the en-suite. The en-suite features a fully tiled double walk-in shower with stainless steel fittings, close coupled W.C. with half and full flush, a pedestal wash hand basin, and a window to the front aspect. Bedroom two also sits to the front of the property and offers a view to the front aspect. Bedrooms three & four are both located to the rear of the property and offer views to the rear aspect. Completing the upstairs accommodation is the family bathroom that boasts a panel bath with shower & screen, close coupled W.C. with half and full flush, pedestal wash hand basin, and a window to the rear aspect.



Externally the property sits on a good-sized plot and offers a fully enclosed rear garden that has a section of lawn and a large patio seating area suitable for entertaining. To the side of the property is the driveway that leads to the single garage.



Entrance Hall 4.42m x 2.04m (14'6" x 6'8")

Lounge 7.08m x 3.44m (23'2" x 11'4")

Kitchen/Diner 5.16m x 4.48m (16'11" x 14'8")

Utility Room 1.8m x 1.56m (5'11" x 5'1")

WC 1.58m x 1.25m (5'2" x 4'1")



Study 3.14m x 2.78m (10'4" x 9'1")

First Floor Landing 3.2m x 0.94m (10'6" x 3'1")

Bedroom One 4.02m x 3.5m (13'2" x 11'6")

Ensuite 2.38m x 1.75m (7'10" x 5'8")

Bedroom Two 5.16m x 3.12m (16'11" x 10'2")



Bedroom Three 3.27m x 3.11m (10'8" x 10'2")

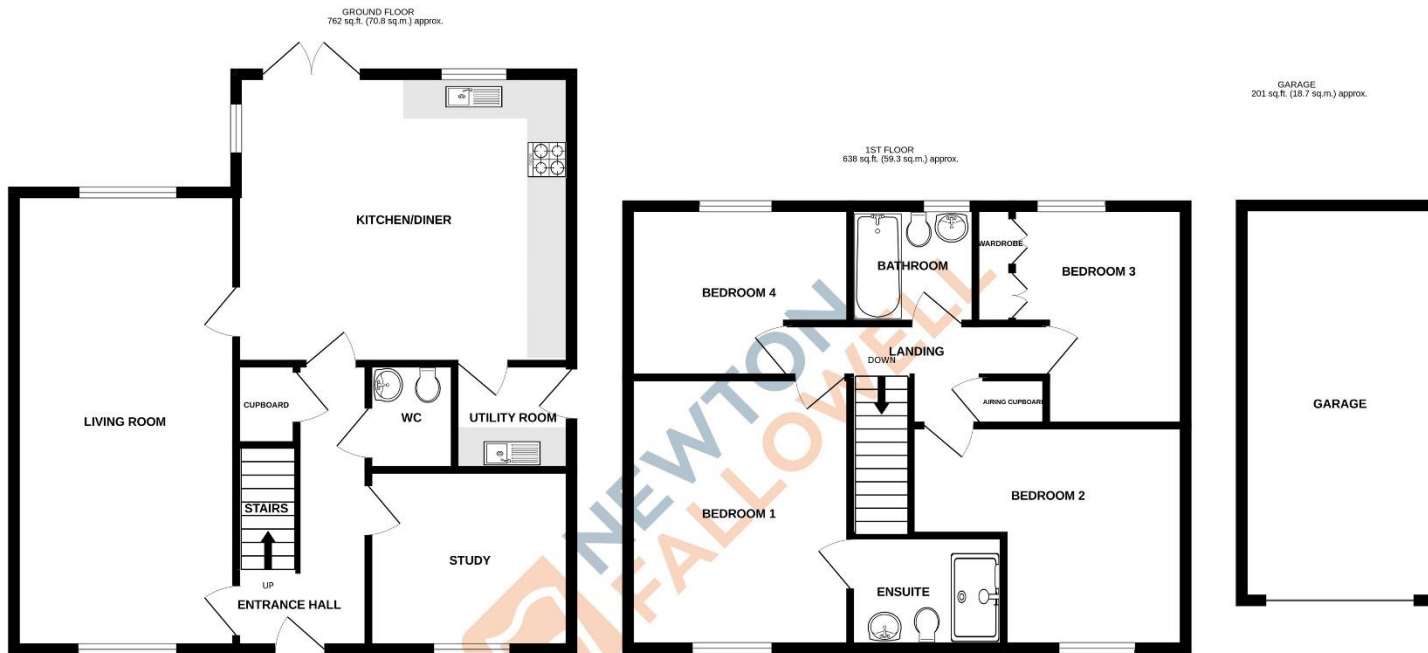
Bedroom Four 2.99m x 2.95m (9'10" x 9'8")

Residents Management Company

The property is liable to pay an annual charge to Greenbelt for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £101.99 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.







ELLINGWORTH CLOSE, BARLEYTHORPE, OAKHAM LE156FT

TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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		93 A
81-91	B	84 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.