



25 Grampian Way, Oakham, LE15 6NX

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Popular Location for Families
- Three Bedrooms
- Refitted Bathroom
- Modern Fitted Kitchen
- Lounge & Dining Areas
- Enclosed South Facing Rear Garden
- Scope to create Off Street Parking
- Useful Timber Shed / Workshop
- EPC Rating C
- Freehold

Offers in Excess of £220,000





Set in this popular area for families being only a short walk from amenities & schooling sits this well presented and updated three bedroom end terraced home boasting separate reception areas, a modern fitted kitchen, a refitted bathroom and a private rear garden which enjoys a southern aspect, a useful timber workshop and brick utility room/store.

On entering the home, you'll be greeted by the hallway with a practical tiled floor, useful storage beneath the staircase, a ground floor 2 piece WC and door to the rear garden and kitchen. The kitchen has been fitted with a range of modern units with surface areas to three sides. There is space for a dishwasher, under counter fridge and a range cooker with extractor hood. From the kitchen leads into the dining area with a wood style flooring and ample space for a table and six chairs, which flows through to the living area where there are double doors leading out to the rear garden. To the first floor there are two double bedrooms and one single, along with a refitted 3 piece family bathroom with shower over the bath and complimentary tiling.

Outside the property offers a low maintenance gravelled frontage which offers scope to create off street parking (STPP) whilst to the rear of the home, the enclosed garden is set over two slight levels one being a patio terrace with useful brick utility room/store and access to the large workshop/timber shed. The lower garden offers an expanse of lawn with shrub planted borders and inset trees, gated access to the rear which leads to the front of the property and to one side a communal parking area.

Room Measurements

Entrance Hall 7.74m x 1.77m (25'5" x 5'10")

Downstairs WC 1.73m x 0.82m (5'8" x 2'8")

Kitchen 3.02m x 2.4m (9'11" x 7'11")

Dining Area 3.44m x 2.4m (11'4" x 7'11")

Lounge 4.84m x 3.03m (15'11" x 9'11")

First Floor Landing 3.82m x 3.47m (12'6" x 11'5")

Bedroom One 3.88m x 3m (12'8" x 9'10")

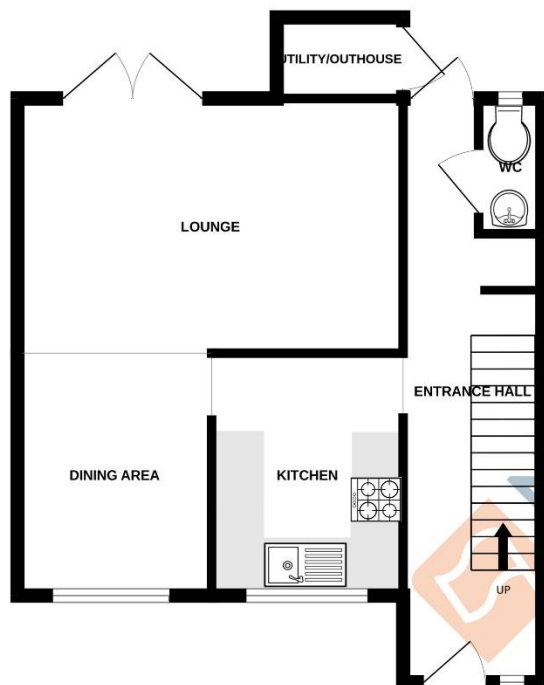
Bedroom Two 3.21m x 2.93m (10'6" x 9'7")

Bedroom Three 3.01m x 1.75m (9'11" x 5'8")

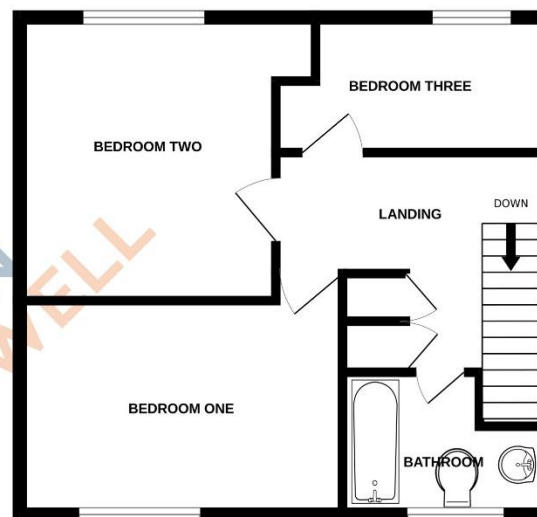
Bathroom 2.82m x 1.7m (9'4" x 5'7")

Utility/Store 1.5m x 1.02m (4'11" x 3'4")

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



25 GRAMPIAN WAY, OAKHAM

TOTAL FLOOR AREA : 925 sq.ft. (86.0 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		86 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: B

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.