



1 Wensum Close, Oakham, LE15 6FU

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- Extended Detached Family Home
- Four Bedrooms With Fitted wardrobes
- En-Suite To Bedroom One
- Large Open Plan Kitchen/Family Room
- Utility Room & Downstairs W.C
- Double Garage + Large Driveway
- Enclosed Rear Garden
- Sought After Area
- EPC Rating B

£525,000





Located on the popular Wensum Close and offering easy access to the town of Oakham stands this stunning extended four-bedroom detached family home. The property is presented to an immaculate standard and offers spacious flexible family living within the heart of Rutland. The accommodation briefly comprises an entrance hall, living room, kitchen/family room, utility room, downstairs W.C., study, four bedrooms with an en-suite to bedroom one, and a family bathroom.

Entering via the front door leads into the entrance porch that then leads into the entrance hall where stairs flow to the first floor and doors grant access to the study, living room, kitchen/family room & downstairs W.C. The stunning extended kitchen/family room is the centerpiece of this property and features a modern fully fitted kitchen with floor to ceiling units, inset sink and drainer + mixer tap, induction hob inset to an island with integrated extractor, integrated double oven, integrated dishwasher, space for an American-style fridge/freezer, inset ceiling spotlights, tiled floor, door to the utility room and bi-fold doors to the rear garden. The utility room features an inset sink and drainer, space, and plumbing for a washing machine & tumble dryer, and a door to the side aspect. Positioned to the rear of the property is the spacious living room that boasts a double-glazed bay window to the side aspect and a fireplace with an inset electric fire. Located to the front of the property is the study that offers a view to the front aspect and completing the downstairs accommodation is a useful W.C. that features a wash hand basin inset to a vanity unit, close coupled W.C with half and full flush and a window to the front aspect. Upstairs the property offers four light and airy double bedrooms that are arranged around the central landing. Bedroom one is located to the rear of the property and offers a view to the

side aspect, a built-in wardrobe, and a door to the en-suite shower room. The en-suite boasts a fully tiled shower cubicle, close coupled W.C. with half and full flush, and a pedestal wash hand basin. Also located to the rear of the property is bedroom two which boasts a view to the side aspect and a built-in wardrobe. Positioned to the front of the property are bedrooms three and four which both offer a view to the front aspect and built-in wardrobes. Completing the upstairs accommodation is the family bathroom that is fully tiled and features an oval free-standing bath, separate shower, wash hand basin inset to a vanity unit, and a double-glazed privacy window to the rear aspect.

Externally the property sits on a good-sized corner plot and offers a section of lawn with a border of plants and shrubs and access to the double garage. To the rear is a fully enclosed garden that is mainly laid to lawn with a large, decked seating area suitable for entertaining.

#### Solar Panels

The property benefits from six owned solar panels. For more information, please contact Newton Fallowell.





## Room Measurements

Porch 1.84m x 0.89m (6'0" x 2'11")

Entrance Hall 4.19m x 1.22m (13'8" x 4'0")

WC 1.52m x 1.1m (5'0" x 3'7")

Utility Room 2.37m x 1.57m (7'10" x 5'2")



Kitchen/Dining Room 6.22m x 5.04m (20'5" x 16'6")

Living Room 5.24m x 3.7m (17'2" x 12'1")

Study/Family Room 4.1m x 2.61m (13'6" x 8'7")

Double Garage 5.45m x 5.09m (17'11" x 16'8")

Bedroom One 3.86m x 3.54m (12'8" x 11'7")



Ensuite 1.82m x 1.58m (6'0" x 5'2")

Bedroom Two 3.2m x 2.69m (10'6" x 8'10")

Bedroom Three 4.33m x 2.68m (14'2" x 8'10")

Bedroom Four 3.6m x 2.61m (11'10" x 8'7")

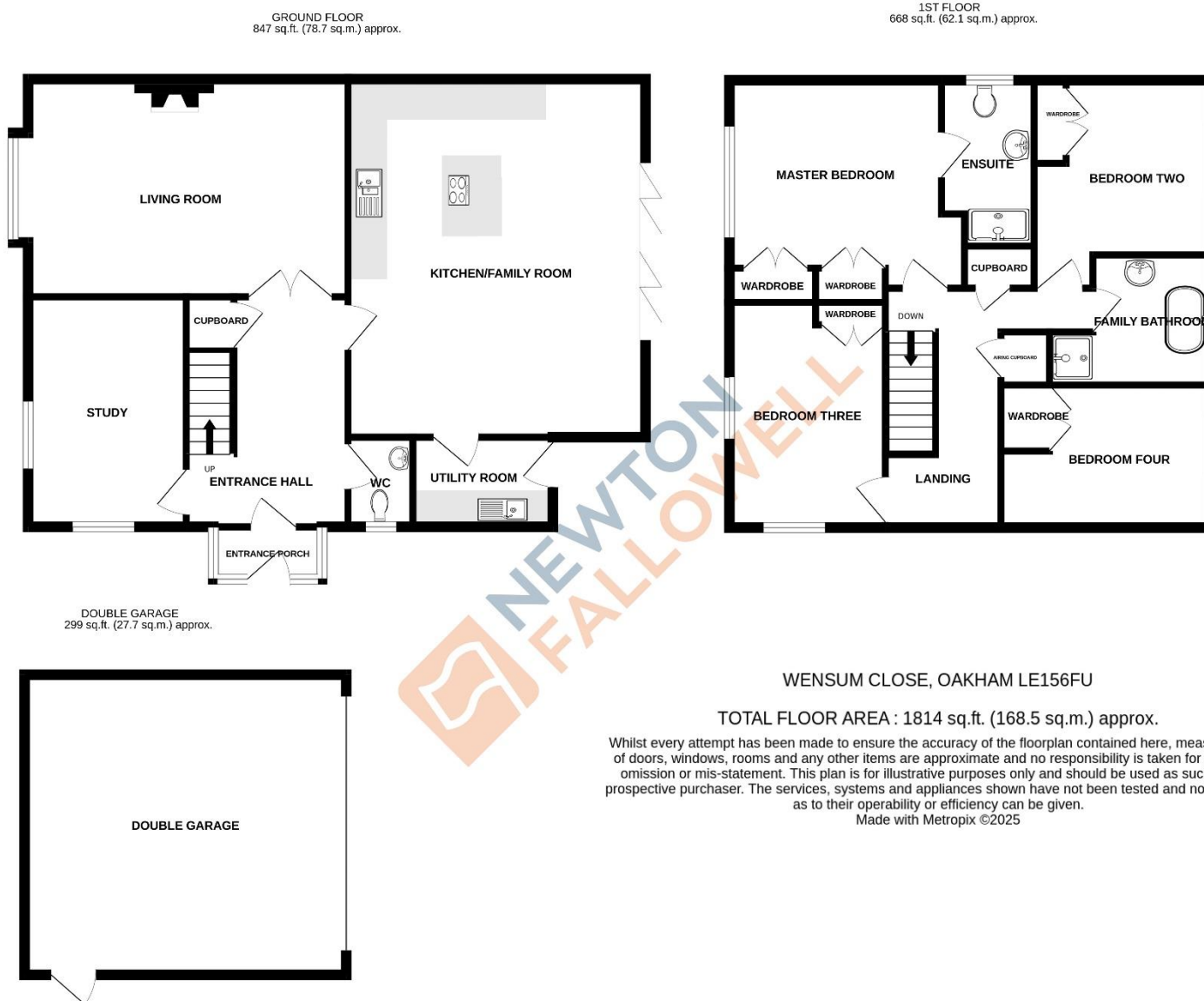
Bathroom 2.3m x 2.11m (7'6" x 6'11")











Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 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: F

#### 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.