



23 Braunston Road, Oakham, LE15 6LD

 **NEWTON FALLOWELL**

4 1 3

Key Features

- Detached Period Property
- Four Double Bedrooms
- Three Reception Rooms
- Period Features
- Large surrounding Wrap Around Garden
- Double Tandem Garage + Workshop
- Requires Modernisation
- Easy Access To The Town Centre & Train Station

£495,000





Located on Braunston Road and offering easy access to the town centre and train station stands this spacious period detached family home. Standing on a large plot this property oozes period charm and would benefit from a scheme of modernisation. The accommodation briefly comprises an entrance hall, lounge, dining room, family room, kitchen, utility room, rear lobby with storage, downstairs W.C., four double bedrooms, a family bathroom, and a double tandem garage with a workshop. CALL TO VIEW!

Entering via the front door leads into the entrance hall where stairs flow to the first floor and doors grant access to the dining room, family room, kitchen, and downstairs W.C. The dining room is positioned to the rear of the property and offers dual aspect views to the side and rear aspects. Flowing through from the dining room is the lounge boasting dual aspect box-sash windows with an off-set bay to the front and a feature fireplace with an ornate wooden mantle. Positioned to the front of the property is the family room that would be suitable for a multitude of uses and features a window to the front aspect. Located to the rear of the property is the kitchen that is fully fitted and offers an inset gas hob, integrated double oven, inset sink and drainer + mixer tap, ornate style tiled splash backs, breakfast bar, door to the pantry, door to the rear lobby and a box sash window to the rear aspect. Leading through from the kitchen is the rear lobby that grants access to the utility room, multiple storage cupboards, and a door to the double tandem garage & workshop. The double tandem garage & workshop is nearly thirteen meters long and offers a window to the rear and side aspects and a personal door to the rear garden. Completing the downstairs accommodation is the useful downstairs W.C. that offers a close coupled W.C., a wash hand basin, and a window to the rear aspect. Upstairs the property offers four double bedrooms with bedroom one being positioned to the front of the property and offering a box sash window and an off-set bay window to the front aspect. Located to the rear of the property are bedrooms two & three with both boasting dual aspect windows to the rear and side aspects and bedroom three offering a storage cupboard. Bedroom four is located at the front of the property and offers a view to the front aspect. Completing the upstairs accommodation is the family bathroom and useful separate W.C. The family bathroom offers a fully tiled shower cubicle, panel bath with ornate style tiled splashback, wash hand basin inset to a vanity unit, and a box sash window to the front aspect.



Externally the property sits on a large plot with a stunning wrap-around garden. To the front, there is a screen of conifers with borders of plants and shrubs, a pathway that leads to the front door and extends around to the back of the property. To the rear is a fully enclosed rear garden that is mainly laid to lawn with borders of plants & shrubs, a selection of mature trees, and a patio seating area.

Entrance Hall 1.19m x 1.52m (3'11" x 5'0")

Hall 2.6m x 5.55m (8'6" x 18'2")

Living Room 4.39m x 4.83m (14'5" x 15'10")

Dining Room 3.63m x 3.95m (11'11" x 13'0")

Kitchen 2.58m x 3.95m (8'6" x 13'0")

Pantry 0.83m x 3.02m (2'8" x 9'11")

Family Room 3.99m x 3.97m (13'1" x 13'0")

Rear Lobby 3.27m x 2.36m (10'8" x 7'8")

Utility Room 3.27m x 3.97m (10'8" x 13'0")

Tandem Garage & Workshop 2.74m x 13m (9'0" x 42'8")

Downstairs W.C 1.77m x 0.84m (5'10" x 2'10")

Landing 4.07m x 2.62m (13'5" x 8'7")

Bedroom One 4.39m x 5.1m (14'5" x 16'8")

Bedroom Two 3.63m x 3.95m (11'11" x 13'0")

Bedroom Three 3.42m x 3.95m (11'2" x 13'0")

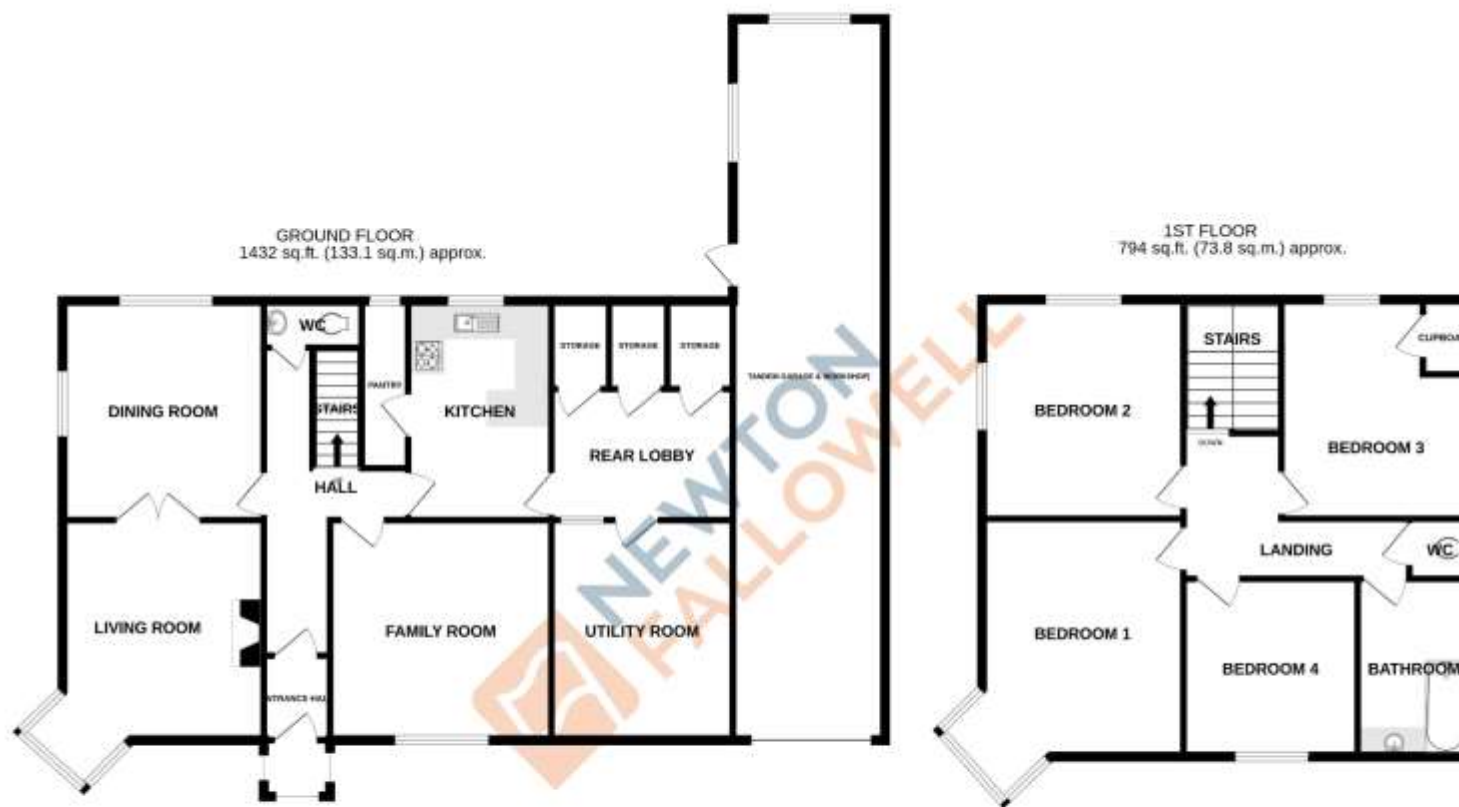
Bedroom Four 3.14m x 3.21m (10'4" x 10'6")

Family Bathroom 2.04m x 3.21m (6'8" x 10'6")

Separate W.C 1.11m x 1.08m (3'7" x 3'6")







BRAUNSTON ROAD, OAKHAM LE156LD

TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.