



65 Ladywell, Oakham, LE15 6DB

 **NEWTON FALLOWELL**

2 1 1

Key Features

- End Terrace House
- Two Spacious Double Bedrooms
- Quiet Cul-de-sac Location
- Private Garden
- Walking Distance To Town Centre, Train Station, and Local Amenities
- Off Road Parking
- Wooden Lean To and Garden Shed
- Freehold

£185,000





Positioned towards the end of a quiet cul-de-sac in the popular area of Ladywell, which is within walking distance from Oakham's historic market town centre, train station, and local amenities is this well-presented semi-detached two-bedroom home. The property offers an enclosed rear garden and a driveway providing off-road parking. The accommodation briefly comprises an entrance hall, living room, fitted kitchen, two bedrooms and a family bathroom. **CALL TO VIEW!**

Entering via the front door leads into the spacious entrance hall where stairs flow to the first floor, this flows through to the living room that boasts a double-glazed window to the front aspect and a useful understairs storage cupboard. Leading through from the living room is the spacious breakfast kitchen boasts an inset stainless-steel sink and drainer + mixer tap, space for a cooker, extractor hood with a brushed steel finish, space and plumbing for a washing machine, metro-style tiled splash backs and a door to the rear garden. Upstairs boasts two bedrooms with bedroom one being located to the front of the property and offering two double-glazed windows to the front aspect and a double built-in wardrobe. The second bedroom is located to the rear of the property and features a window to the rear aspect. Completing the upstairs accommodation is the shower room which is majority tiled and boasts a fully tiled double shower with stainless steel fittings, close coupled W.C. with half and full flush, and a pedestal wash hand basin.



Externally the property offers a low-maintenance frontage with a mixture of plants and shrubs and a driveway providing off-road parking for one vehicle. To the side is a wooden lean-to that is currently used as storage by the current vendor. Completing the external description is the rear garden which is fully enclosed, and majority laid to artificial grass with a large patio seating area & pagoda.



Room Measurements

Living Room 4.06m x 3.96m (13'4" x 13'0")

Kitchen/Breakfast Room 3.94m x 2.71m (12'11" x 8'11")

Lean to 3.1m x 2.98m (10'2" x 9'10")

Shed 2.71m x 1.92m (8'11" x 6'4")

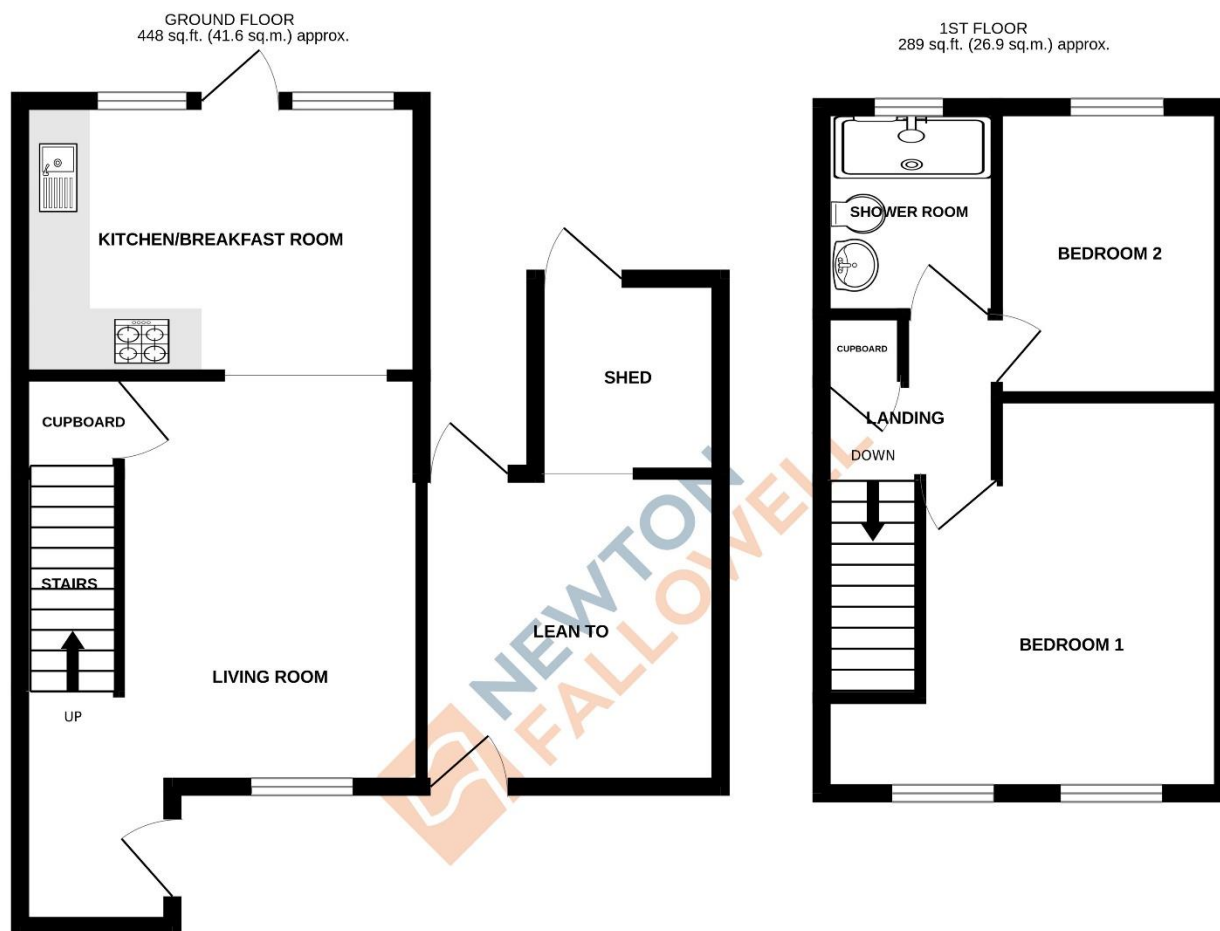
Bedroom One 3.96m x 3.29m (13'0" x 10'10")

Bedroom Two 2.93m x 2.11m (9'7" x 6'11")

Shower Room 2.03m x 1.69m (6'8" x 5'6")







LADYWELL, OAKHAM LE156DB

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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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.