



1 West Road, Oakham, LE15 6LT

 **NEWTON FALLOWELL**

4 1 2

Key Features

- Semi-Detached Period Family Home
- Four Bedrooms
- Two Reception Rooms
- Period Features
- Downstairs W.C + Utility Room
- Driveway Providing Off Road Parking
- Enclosed South Facing Rear Garden
- Easy Access To The Town Centre & Train Station
- EPC Rating D
- Freehold

£395,000





Located within walking distance of the town centre & train station stands this stunning Victorian four-bedroom semi-detached family home offering spacious family living combined with a wealth of character features and period charm. The property stands on a good-sized plot and the accommodation briefly comprises an entrance hall, dining room, living room, kitchen, utility room, downstairs W.C., four bedrooms, and a family bathroom. 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 dining room, lounge, and kitchen. The dining room is positioned at the front of the property and offers an attractive bay window to the front aspect, a brick-built fireplace, and wooden flooring. Positioned behind the dining room is the living room which boasts dual aspect windows to the side and rear elevations, a fireplace with an inset log burner, and wooden flooring. The traditional kitchen is located to the rear of the property and boasts an alcove with an inset Rangemaster double oven, space for an American-style fridge freezer, Belfast sink inset to a unit double glazed window to the side aspect, and a red brick tiled floor. Completing the downstairs accommodation is the utility room and useful downstairs W.C. The utility room features a stainless-steel sink and drainer + mixer tap, space, and plumbing for a washing machine, tumble dryer, dishwasher and a large walk in storage cupboard. Upstairs the property offers four bedrooms, a landing with a study area, and a family bathroom. Bedroom one is located to the front of the property and boasts two double-glazed windows to the front aspect and an original feature fireplace. Bedrooms two & three are located behind bedroom one with bedroom two offering a window to the side aspect and bedroom three offering a view to the rear aspect. The fourth bedroom is posited to the rear of the property and grants a view to the side aspect. Completing the upstairs accommodation is the family bathroom that features a stunning ball & claw bath, a separate shower cubicle, and a pedestal wash hand basin.



Externally the property sits on a good-sized plot and offers a driveway to the side of the property that provides off-road parking and a gate through to the rear garden. The rear garden is fully enclosed and boasts a patio seating area suitable for entertaining, a small section of lawn, and two wooden storage sheds.



Room Measurements

Entrance Hall 1.14m x 1.48m (3'8" x 4'11")

Hall 5.44m x 1.44m (17'10" x 4'8")

Dining Room 3.93m x 3.65m (12'11" x 12'0")

Living Room 5.41m x 3.39m (17'8" x 11'1")

Kitchen 4.53m x 2.96m (14'11" x 9'8")

Utility Room 3.93m x 1.68m (12'11" x 5'6")

WC 1.68m x 1m (5'6" x 3'4")

First Floor Landing 8.56m x 1.66m (28'1" x 5'5")

Bedroom One 5.23m x 3.68m (17'2" x 12'1")

Bedroom Two 3.41m x 3.14m (11'2" x 10'4")

Bedroom Three 3.42m x 2.19m (11'2" x 7'2")

Bedroom Four 3.1m x 2.1m (10'2" x 6'11")

Bathroom 3.14m x 2.06m (10'4" x 6'10")







WEST ROAD, OAKHAM LE156LT

TOTAL FLOOR AREA: 1385 sq.ft. (128.6 sq.m.) approx.

We have made every attempt to ensure the accuracy of the information contained herein. Measurements of plots, buildings, fixtures and fittings are given as approximate only and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The actual dimensions and appearance of the property may vary from those shown and no guarantee is given as to their accuracy or efficiency. Plans are given as a guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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.