



39 Hectors Way, Oakham, LE15 6JZ

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- Modern End Of Terrace Town House
- Three Bedrooms
- Three Storey
- En-Suite To Master
- Garage With An Electric Door
- Enclosed Landscaped Rear Garden
- Popular Location
- Ideal Family Home
- EPC Rating TBC
- Freehold

£295,000







Situated within a quiet and well-established development only a short walk from Oakham's historic market town centre, train station, and local schooling is this fabulous end-of-terrace townhouse spread over three floors. The property boasts a spacious plot with a landscaped rear garden, three good-sized bedrooms with an en-suite to bedroom one, and a single garage. The accommodation briefly comprises an entrance hall, kitchen, lounge, downstairs W.C., three bedrooms with an en-suite to the master, 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 kitchen and living room. The kitchen is positioned to the front of the property and boasts integrated appliances including an inset gas hob with a brushed steel finish and matching extractor, integrated oven, space and plumbing for a washing machine, space for a fridge/freezer, inset stainless steel sink and drainer + mixer tap, tiled splash backs, window to the front aspect and a gloss tiled floor. Located to the rear of the property is the spacious living room that boasts double French doors to the rear garden. Completing the ground floor accommodation is the useful downstairs W.C. that offers a close coupled W.C., a corner wash hand basin, and a window to the side aspect. On the first floor, you have access to bedrooms two, and three and the family bathroom. Bedroom two is positioned to the rear of the property and offers double windows to the rear aspect. Bedroom three is located at the front of the property and offers a view to the front aspect. Completing the first-floor accommodation is the family bathroom that features a panel bath with a stainless steel shower and screen, close coupled W.C., and a pedestal wash hand basin with mosaic style tiling. On the second floor, you have access to bedroom one which boasts double built-in wardrobes, a window to the front aspect, and a door to the en-suite shower room that offers a fully tiled shower cubicle, close coupled W.C. and a square contemporary style wash hand basin inset to a vanity unit.



Externally the property sits on a good-sized plot and benefits from a low-maintenance frontage that is laid to stone chip and features a mixture of plants & shrubs. To the rear is a fully enclosed landscaped garden that boasts a patio seating area suitable for entertaining, staggered inset wooden planters with a mixture of plants & shrubs, a wooden storage shed, and garage with an electric door and personnel door from the rear garden.





## Room Measurements

Entrance Hall 4.94m x 2m (16'2" x 6'7")

Kitchen 4.69m x 2.58m (15'5" x 8'6")

Lounge 4.69m x 3.11m (15'5" x 10'2")

WC 1.9m x 0.83m (6'2" x 2'8")



First Floor Landing 5.17m x 1.97m (17'0" x 6'6")

Bedroom Two 4.67m x 2.65m (15'4" x 8'8")

Bedroom Three 3.07m x 2.63m (10'1" x 8'7")

Bathroom 2.54m x 2.1m (8'4" x 6'11")

Bedroom One 3.59m x 3.58m (11'10" x 11'8")

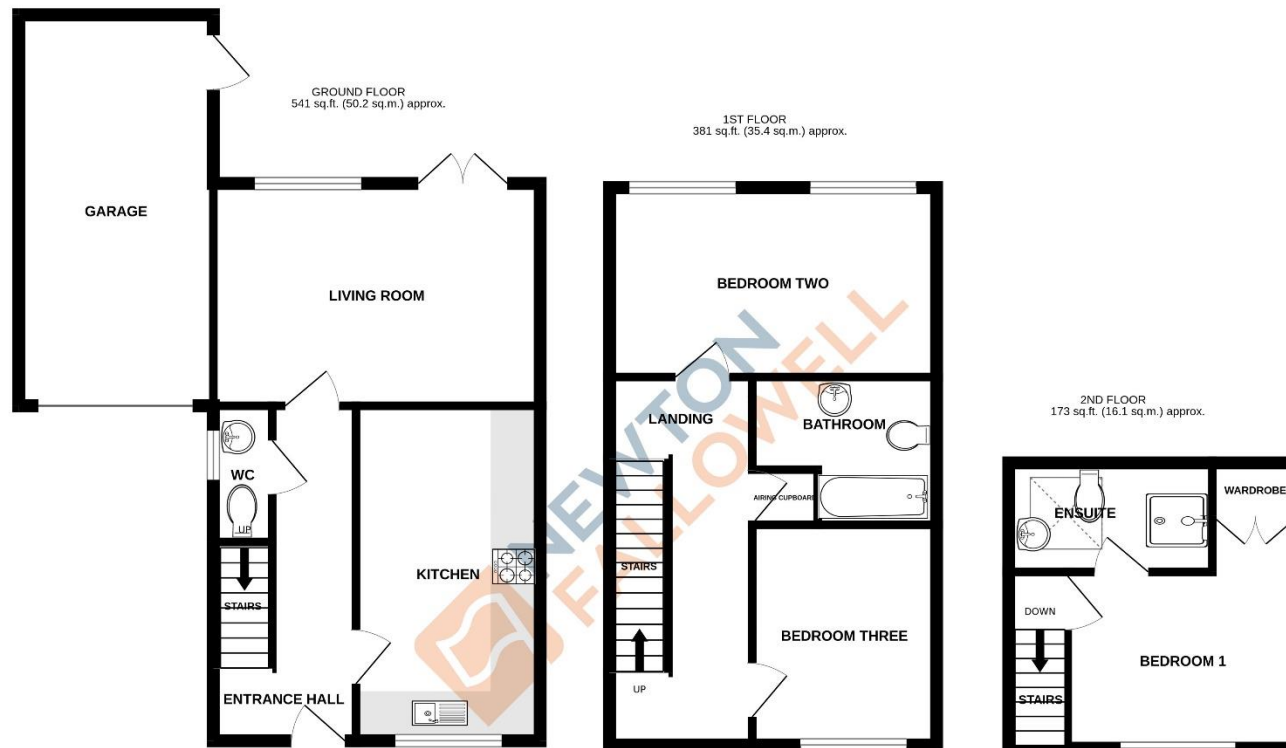
Ensuite 2.87m x 1.55m (9'5" x 5'1")











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TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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: C

#### 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.