



8 Tabberer Close, Oakham, LE15 6FS

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Presented To A High Standard
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- EPC Rating D
- Freehold

Guide price £350,000 - £375,000



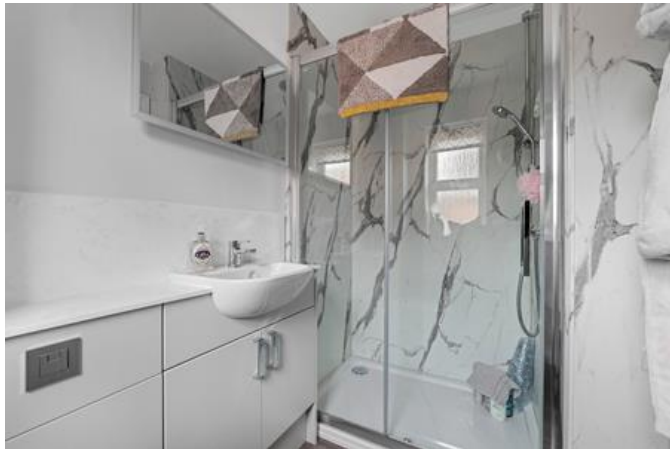


Positioned in an extremely desirable part of Oakham, within easy walking distance to local schools, the train station, and the picturesque market town is this stunning three-bedroom detached family home. The property is presented to a high standard and boasts a re-fitted kitchen & bathroom, an enclosed rear garden, and a driveway that leads to a single garage. 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 living room, kitchen/diner & downstairs W.C. The living room is positioned to the front of the property and boasts a double glazed bay window to the front aspect and wood flooring. Located to the rear of the property is the stunning re-fitted kitchen/diner that features integrated appliances including an inset induction hob, integrated oven with a brushed steel finish, integrated fridge/freezer, integrated dishwasher and washing machine, inset ceramic sink and drainer + mixer tap, inset ceiling spotlights, two double glazed windows to the rear aspect and an oversized tiled floor. Completing the downstairs accommodation is the useful downstairs W.C. that offers a close coupled W.C., free hanging wash hand basin, and a double-glazed window to the side aspect. Upstairs the property offers three bedrooms described as two double and a single. Bedroom one is positioned to the front of the property and boasts a double-glazed window to the front aspect, built-in wardrobes, and a door to the en-suite shower room. The en-suite shower room has been re-fitted and offers a wash-hand basin inset to a vanity unit, a shower cubicle with mermaid boards & stainless-steel fittings, and a close coupled W.C. with a hidden cistern. Located to the rear of the property is bedroom three which offers a window to the rear aspect. Adjacent to bedroom three is the family bathroom that boasts a panel bath with mosaic style tiling, close coupled W.C., pedestal wash hand basin, and a double-glazed window to the rear aspect.



Externally the property is approached by the driveway that leads to the single garage. The front of the property is of a low-maintenance design and features a small section of lawn with a border of shrubs. To the rear is a good-sized garden that is mainly laid to lawn with a border of plants and shrubs and a separate patio seating area.



Room Measurements

Entrance Hall 2.26m x 1.87m (7'5" x 6'1")

Lounge 4.49m x 2.94m (14'8" x 9'7")

Kitchen/Diner 5.06m x 2.29m (16'7" x 7'6")

WC 1.97m x 1.06m (6'6" x 3'6")

Garage 5.11m x 2.57m (16'10" x 8'5")

Bedroom One 3.68m x 2.99m (12'1" x 9'10")

Ensuite 2.58m x 2.21m (8'6" x 7'4")

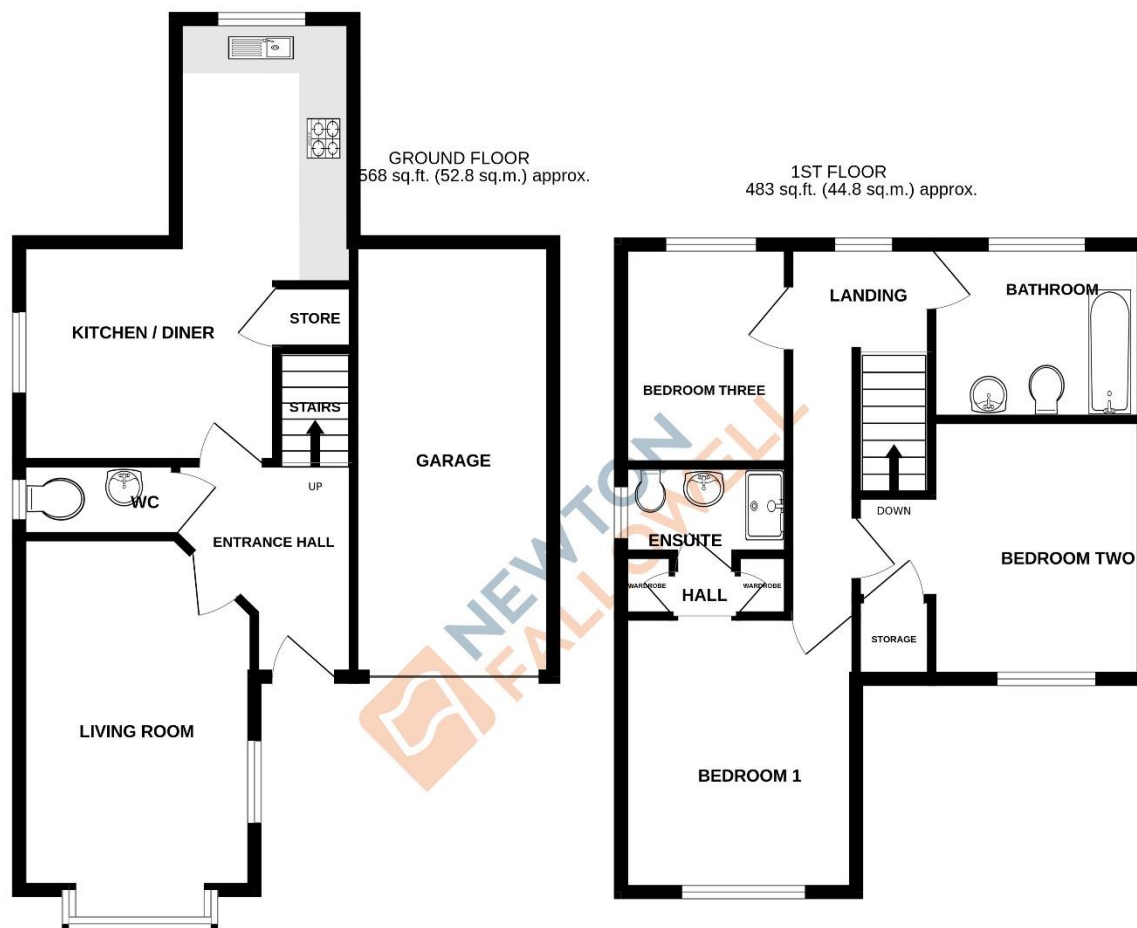
Bedroom Two 3.15m x 2.69m (10'4" x 8'10")

Bedroom Three 2.82m x 2.29m (9'4" x 7'6")

Bathroom 2.63m x 1.68m (8'7" x 5'6")







TABBERER CLOSE, OAKHAM LE156FS

TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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		83 B
69-80	C		
55-68	D	66 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.