



1 Forth Close, Oakham, LE15 6JW

 **NEWTON FALLOWELL**

5 3 2

## Key Features

- Extended Detached Family Home
- Four/Five Bedrooms
- Two En-Suites
- Two Reception Rooms
- Utility & Downstairs W.C
- Presented To A Show Home Condition
- Landscaped Rear Garden With Covered Entertaining Area Including A Bar!
- Large Block Paved Driveway

£495,000





Located on the popular Fourth Close stands this stunning extended five-bedroom detached family home. Having been extended and modernised to a high standard, this property oozes with modern charm and offers a substantial living space for the large family. The accommodation briefly comprises an entrance porch, living room, kitchen, large dining room, utility room, downstairs W.C., five bedrooms with two en-suites, family bathroom, and a single garage. CALL TO VIEW!

Entering via the front door leads to the entrance porch, which grants access to bedroom five and the entrance hall. Bedroom five was converted from the previous garage and offers a separate section for a double bed and a useful en-suite shower room. From the entrance hall, you have access living room, kitchen and downstairs W.C. The stunning re-fitted kitchen is the heart of this home and boasts a selection of contemporary units, including composite work surfaces, gloss wall & base units, metro style splash backs to the worktops, integrated appliances including a built-in fridge/freezer, microwave, AEG coffee machine, BEKO dishwasher, space, and plumbing for an American style fridge/freezer, matching island with breakfast bar, Bluetooth speaker system, space for a Rangemaster style cooker + extractor, inset ceiling spotlights, split stable door to the utility room and a tiled floor with underfloor heating. Flowing through from the kitchen is the exquisite dining room that offers bifold doors to the rear garden, two skylight windows, inset ceiling spotlights, and a tiled floor with underfloor heating. Leading from the kitchen is a useful utility room that features a fitted worktop with an inset sink & drainer, space, and plumbing for a washing machine & tumble dryer, tiled splashbacks, and a window to the side aspect. A useful downstairs W.C. is positioned in the entrance hall, and completing the downstairs accommodation is the beautiful living room that boasts a stunning stone fireplace that houses a log burner, panelling to the walls, and two double-glazed windows to the front aspect. Upstairs, the property offers four bedrooms with an en-suite to bedroom one and a family bathroom. The main bedroom is located to the rear of the property and offers two double-glazed windows to the rear aspect, built-in storage, and a door to the en-suite. Offering a modern three-piece suite including a walk-in shower with an Aqualisa deluge shower attachment, heated towel rail, and a tiled floor. Positioned to the front of the property is bedroom two, which offers a double-glazed window to the front aspect. Bedrooms three & four sit to the rear of the property, and both offer a view of the rear garden. Completing the upstairs accommodation is the family bathroom that offers an oversized P shape bath with a twin-head Mira power shower, close coupled W.C with a hidden cistern, wash hand basin inset to a vanity unit, tiled floor, and a heated towel rail.





Externally, the property sits on a good-sized plot with a large block paved driveway to the front that offers ample off-road parking for several vehicles and leads to the single garage. The rear of the property is a fully enclosed landscaped garden that boasts Astro-Turf artificial grass, a recessed patio seating area that runs the width of the house, wooden raised planters, and an amazing covered entertaining area, complete with hot tub area + bar!

Entrance Porch 2.47m x 2.89m (8'1" x 9'6")

Bedroom Five 2.9m x 5.23m (9'6" x 17'2")

En-Suite 1.98m x 1.32m (6'6" x 4'4")

Garage 5.01m x 2.45m (16'5" x 8'0")

Entrance Hall 2.23m x 3.18m (7'4" x 10'5")

W.C. 1.16m x 1.32m (3'10" x 4'4")

Utility Room 2.6m x 1.86m (8'6" x 6'1")

Kitchen 5.37m x 3.8m (17'7" x 12'6")

Dining Room 8.54m x 5.3m (28'0" x 17'5")

Living Room 3.53m x 5.81m (11'7" x 19'1")

Landing 2.72m x 1.9m (8'11" x 6'2")

Bedroom One 3.16m x 3.02m (10'5" x 9'11")

En-Suite 2.62m x 1.54m (8'7" x 5'1")

Bedroom Two 3.53m x 3.64m (11'7" x 11'11")

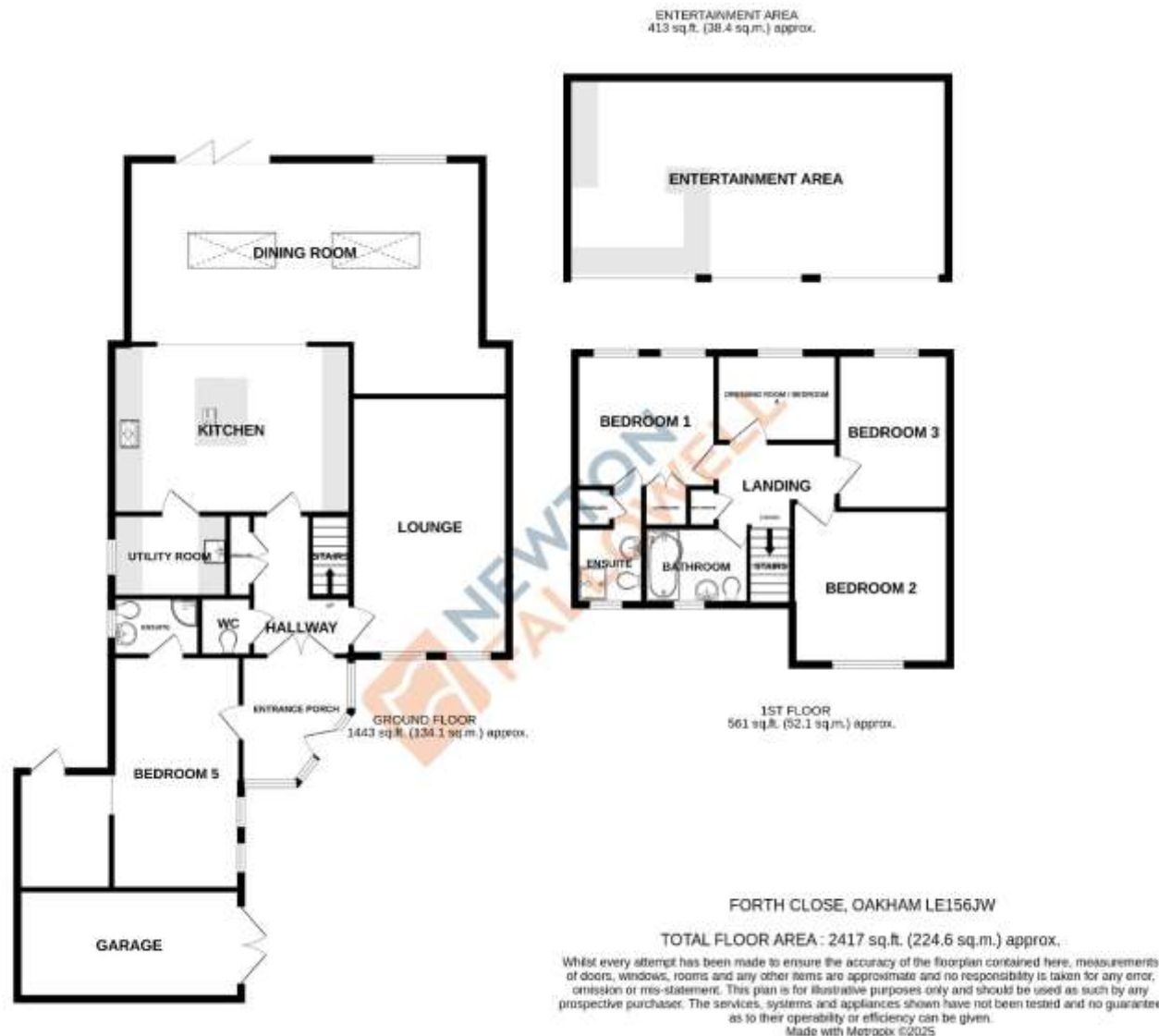
Bedroom Three 2.52m x 3.51m (8'4" x 11'6")

Bedroom Four 2.72m x 2m (8'11" x 6'7")

Family Bathroom 3.16m x 3.02m (10'5" x 9'11")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: E

#### 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.