



1 White Lion Gardens, Oakham, LE15 6BD

 **NEWTON FALLOWELL**



Key Features

- End Of Terrace Property
- Two Bedrooms
- Lounge/Diner
- Courtyard Garden
- Off Road Parking Space
- Easy Access To The Town Centre
- Ideal First Time Purchase
- NO CHAIN
- EPC Rating D
- Freehold

Guide Price £200,000 - £210,000





Located a stone's throw from the town centre, this spacious starter home offers easy access to Oakham's amenities and comes complete with an allocated parking space and an enclosed rear courtyard. The accommodation briefly comprises an entrance porch, kitchen, under-stairs storage cupboard, lounge/diner, two bedrooms, and a family bathroom.

Entering via the front porch leads into the kitchen that offers an inset stainless-steel sink and drainer + mixer tap, space for a cooker with a tiled splash back, window to the front aspect, laminate imitation vinyl flooring, and a door to the understairs storage cupboard. Flowing through from the kitchen is the large lounge/diner that features a window to the side aspect, double doors to the courtyard garden, and a staircase to the first floor. Upstairs, the property boasts two bedrooms and a family bathroom. The main bedroom offers a dual-aspect view to the front and side elevations, and the second bedroom features a window to the front aspect. Completing the upstairs accommodation is the family bathroom that features a panel bath, pedestal wash hand basin, close coupled W.C., and a window to the front aspect.



Externally, the property offers an allocated off-road parking space and a low maintenance private courtyard garden.



Room Measurements

Entrance Hall 2.29m x 1.27m (7'6" x 4'2")

Lounge/Diner 5.73m x 3.85m (18'10" x 12'7")

Kitchen 4.02m x 3.71m (13'2" x 12'2")

Bedroom One 3.84m x 3.41m (12'7" x 11'2")

Bedroom Two 3.85m x 1.97m (12'7" x 6'6")

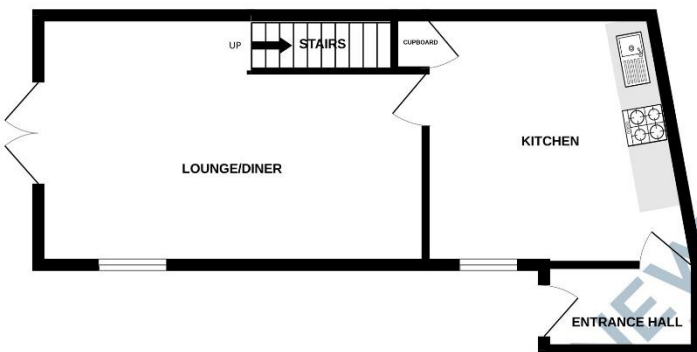
Bathroom 2.06m x 1.69m (6'10" x 5'6")

Agents Note

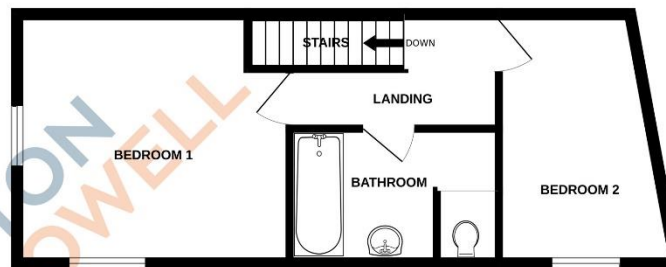
The property benefits from a leasehold allocated car parking space. The lease was granted in November 1987 with approximately 87 years remaining. Please contact Newton Fallowell for more information.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



WHITE LION GARDENS, OAKHAM LE156BD

TOTAL FLOOR AREA : 781 sq.ft. (72.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.