The Forge, Rookery Lane, Stretton, Oakham, LE15 7RA

NEWTON FALLOWELL

4 2 2

Key Features

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room + Utility Room
- Detached Garage
- Enclosed Gardens
- Presented To A High Standard
- Easy Access To Stamford And The A1
- EPC Rating D
- Freehold

£475,000

Located in the sought-after village of Stretton and offering easy access to the A1 stands this stunning four-bedroom detached family home. Offering a good-sized plot with an elevated seating area and detached garage, this property needs to be viewed to appreciate the accommodation on offer. The accommodation briefly comprises a kitchen/diner, living room, two ground floor bedrooms, utility room & shower, two upstairs bedrooms and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the entrance hall where stairs flow to the first floor and doors grant access to the living room, kitchen/diner, bedrooms two & three, and the downstairs shower room and utility area. The modern kitchen/diner is positioned to the rear of the property and boasts integrated appliances, including a dishwasher, two integrated combination microwave ovens, an inset electric hob, space for an American fridge/freezer, an inset composite sink and Quooker hot water tap, downlights, and a door to the rear garden. Located behind the kitchen is the spacious living room that features dual aspect windows to the front and side aspects, a modern vertical radiator, and wood flooring. Accessed from the main hall is the useful utility area that offers an inset sink and drainer + mixer tap and ample storage cupboards. Flowing through from the utility area is the shower room that boasts a three-piece suite. Completing the downstairs accommodation are the two ground floor bedrooms, with bedroom two featuring a view to the rear aspect and bedroom three with a view to the front aspect. Upstairs, the property offers two bedrooms and a bathroom. The main bedroom features views to the rear aspect and wood flooring. Bedroom four also offers wood flooring and a view to the rear aspect. Completing the upstairs accommodation is the stunning family bathroom that boasts a freestanding ball & claw bath, low-level W.C., modern square wash hand basin inset to a vanity unit, heated towel rail, and a skylight window.

Externally, the property sits on a beautiful plot that is of a low maintenance design and boasts a large patio seating area, a wooden walkway to an elevated entertaining area, and a large block-paved driveway that leads to the detached garage.

Room Measurements

Entrance Hallway 10.01m x 2.15m (32'10" x 7'1")

Living Room 6.91m x 4.54m (22'8" x 14'11")

Kitchen/Diner 5.84m x 4.85m (19'2" x 15'11")

Bedroom Two 3.92m x 3.55m (12'11" x 11'7")

Bedroom Three 3.71m x 3.35m (12'2" x 11'0")

Utility Room 2.68m x 1.52m (8'10" x 5'0")

Shower Room 2.66m x 1.87m (8'8" x 6'1")

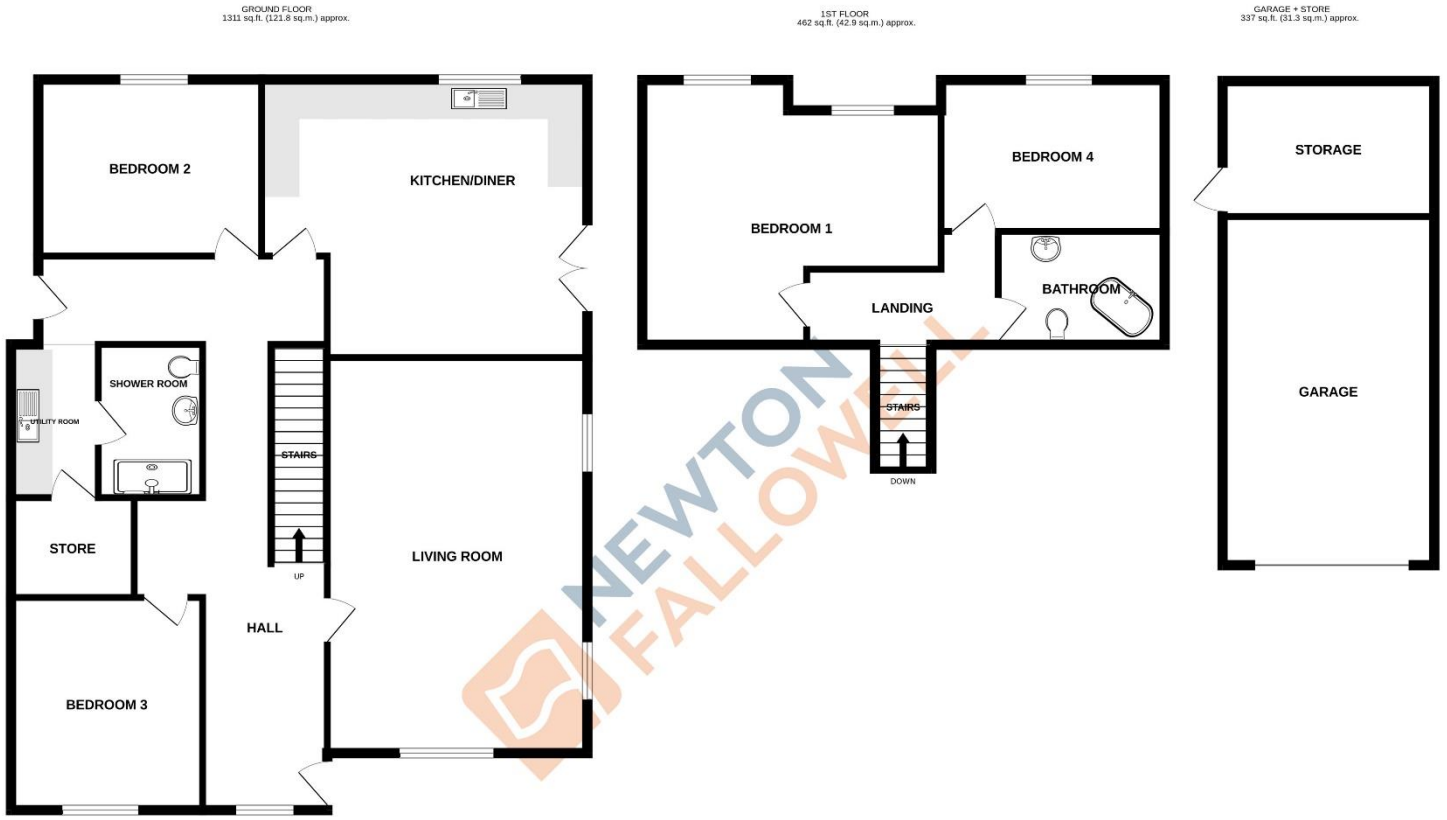
Bedroom One 5.19m x 4.79m (17'0" x 15'8")

Bedroom Four 3.56m x 2.75m (11'8" x 9'0")

Bathroom 3.1m x 1.98m (10'2" x 6'6")

Garage 6.69m x 4.21m (21'11" x 13'10")

Storage 3.69m x 2.39m (12'1" x 7'10")



THE FORGE, STRETTON, OAKHAM LE157RA

TOTAL FLOOR AREA : 2110 sq.ft. (196.0 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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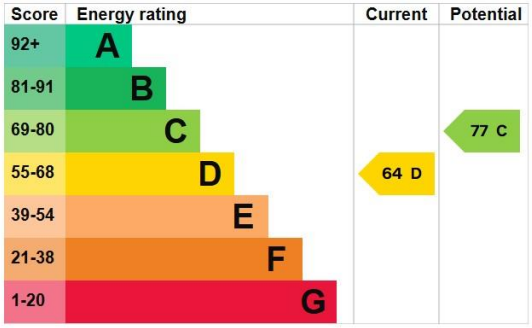

COUNCIL TAX INFORMATION:

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.

01572 335005
oakham@newtonfallowell.co.uk
24 Catmos Street, Oakham, LE15 6HW

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