



12 Hilltop Drive, Oakham, LE15 6NF

 **NEWTON FALLOWELL**



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## Key Features

- Detached Bungalow
- Two Bedrooms
- Block Paved Driveway + Single Garage
- Low Maintenance Enclosed Rear Garden With Decked Entertaining Area
- Popular Location With Stunning Views
- Presented To A High Standard
- EPC Rating C
- Freehold

£250,000







Situated on the edge of Oakham within a quiet cul-de-sac and offering easy access to the historic town centre stands this well-presented two-bedroom detached bungalow. Offering low-maintenance gardens and a single garage this property would make a cherished home. The accommodation briefly comprises an entrance hall, kitchen, living room, two bedrooms, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall that grants access to the kitchen, living room, both bedrooms, and the family bathroom. The living room is located to the rear of the property and boasts double French doors to the rear garden and a double-glazed window to the side aspect. Positioned to the front of the property is the kitchen that features worktops with a rolled edge, tiling to the rear of the worktops, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, inset gas hob, integrated oven & extractor, space, and plumbing for a washing machine and a double glazed window to the front aspect. Bedroom one sits behind the living room and offers a double-glazed window to the rear aspect and bedroom two boasts a double-glazed window to the front elevation. Completing the internal accommodation is the family bathroom that is part tiled and offers a panel bath with shower & curtain, close coupled W.C., pedestal wash hand basin, and a double-glazed privacy window to the front aspect.



Externally the property sits on a low maintenance plot and offers a small section of lawn to the front and a block paved driveway that leads to the single brick-built garage. To the rear is a sloped garden that offers a section of lawn, a decked seating area, and views across Oakham's roofline to Rutland water.





### Room Measurements

Entrance Hall 2.73m x 1.07m (9'0" x 3'6")

Kitchen 2.76m x 2.73m (9'1" x 9'0")

Living Room 4.89m x 3.15m (16'0" x 10'4")

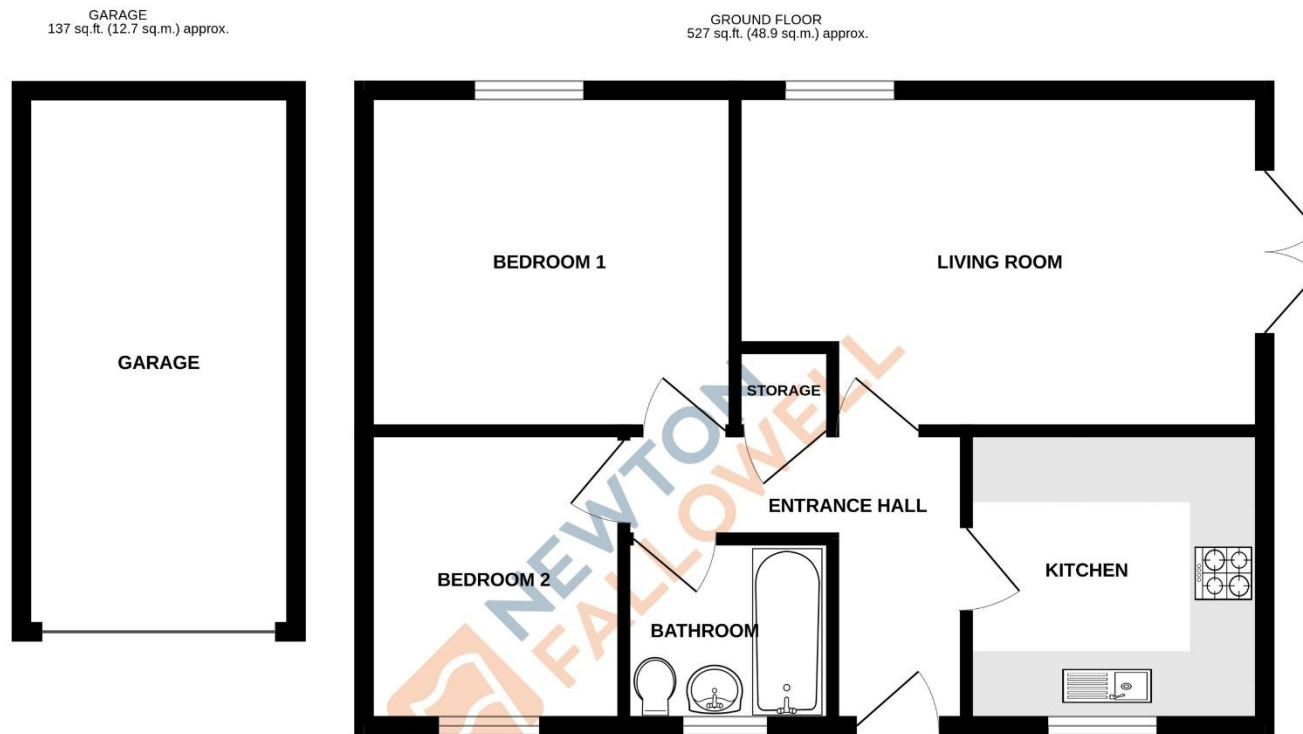
Bedroom One 3.43m x 3.14m (11'4" x 10'4")

Bedroom Two 2.75m x 2.41m (9'0" x 7'11")

Bathroom 1.92m x 1.68m (6'4" x 5'6")

Single Garage 5.01m x 2.53m (16'5" x 8'4")





HILLTOP DRIVE, OAKHAM LE156NF

TOTAL FLOOR AREA : 663 sq.ft. (61.6 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		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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.