



13 Walnut Close, Stretton, Oakham, LE15 7QQ

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Detached Family Home
- Three Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Requires Modernisation
- Large Low Maintenance Plot
- Double Garage
- Sought After Village Location
- EPC Rating D
- Freehold

£400,000





Positioned on the sought-after Walnut Close within the popular village of Stretton and offering easy access to the A1 stands this large three-bedroom detached family home that would benefit from a scheme of modernization. The property boasts a driveway that leads to a double garage, an en-suite shower room to the main bedroom, and two downstairs W.C.'s. The accommodation briefly comprises an entrance hall, two downstairs W.C.s, a living room, dining room, kitchen, utility area, three bedrooms with an en-suite to the main bedroom, 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, one of the downstairs W.C.'s, and the dining room. The living room is located at the rear of the property and boasts double French doors to the rear garden and a brick-built fireplace. A useful W.C. offers a close coupled W.C., a pedestal wash hand basin, and a double-glazed privacy window to the side aspect. Flowing through from the entrance hall, the dining room boasts dual aspect windows to the front and side aspects and a door to the kitchen. Located to the rear of the property the kitchen boasts worktops with a square edge, tiling to the rear of the worktops, cupboards at base and eye level + draws, inset sink and drainer + mixer tap, space for a cooker, space & plumbing for a washing machine and a window to the rear aspect. Leading through from the kitchen is a utility area that boasts a window and door to the front aspect, a personal door to the rear garden, and doors to the second downstairs W.C. and double garage. The second W.C. offers a close coupled W.C., pedestal wash and basin, and windows to the rear and side aspects. Completing the downstairs accommodation is the large double garage that boasts electric doors and a window to the side



aspect. Upstairs the property offers three bedrooms with an en-suite shower room to bedroom one and a family bathroom. The main bedroom is positioned above the living room and boasts dual aspect windows to the front and side aspects and a door to the en-suite. Offering a double shower, close coupled W.C., pedestal wash hand basin, and a window to the rear aspect the en-suite makes a useful addition to this spacious family home. Also located to the front of the property is bedroom two which also features dual aspect windows to the front and rear aspects and a useful storage cupboard. Positioned to the rear of the property is bedroom three which offers a window to the rear aspect and a storage cupboard. Completing the upstairs accommodation is the family bathroom that offers a panel bath, pedestal wash hand basin, close coupled W.C., and privacy window to the rear aspect.

Externally, the property sits on a good-sized plot and offers low-maintenance gardens. To the front is a small section of lawn and a large flower bed with a mixture of plants, shrubs & trees. At the side of the property is a large double-width driveway that is laid to stone chip and leads to the double garage. Completing the garden description the rear section offers a large patio seating area, raised flowerbeds, and a wooden storage shed.





### Room Measurements

Entrance Hall 2.34m x 1.8m (7'8" x 5'11")

WC 1.78m x 1.78m (5'10" x 5'10")

Lounge 4.77m x 4.66m (15'7" x 15'4")

Kitchen 3.6m x 2.61m (11'10" x 8'7")

Utility Room 3.58m x 2.9m (11'8" x 9'6")

Double Garage 5.26m x 5.01m (17'4" x 16'5")

Bedroom One 4.55m x 3.82m (14'11" x 12'6")

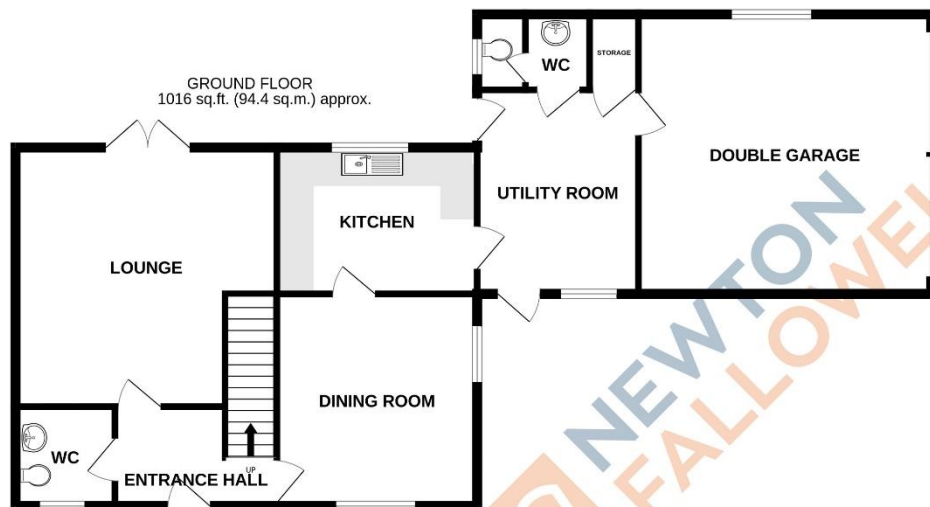
Ensuite 2.68m x 1.76m (8'10" x 5'10")

Bedroom Two 3.66m x 3.63m (12'0" x 11'11")

Bedroom Three 2.64m x 2.51m (8'8" x 8'2")

Bathroom 1.97m x 1.66m (6'6" x 5'5")





WALNUT CLOSE, STRETTON, OAKHAM LE157QQ

TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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		
69-80	C		76 C
55-68	D	58 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.