



19 Kimball Close, Ashwell, Oakham, LE15 7QP

 **NEWTON FALLOWELL**

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Key Features

- Character Property within Private Cul-De-Sac
- Ideal First Home
- Two Double Bedrooms
- Light & Airy Kitchen/Breakfast Room
- Living Room with Direct Access to Rear Garden
- Allocated Parking For One Car
- Low-Maintenance Rear Garden
- Popular Rural Location with Easy Access to Amenities
- EPC Rating C
- Freehold

£210,000





Kimball Close is a charming 2-bed character property, which represents an excellent opportunity for first-time buyers, or those seeking rural living with excellent access to the historic market town of Oakham to the west, and the A1 to the east. Originally playing host to the Cottesmore Hunt, these converted buildings have a rich heritage and now serve as optimal and sought-after character properties. Call now for more information and to book your viewing.



Entering via a covered archway, the property's front door leads directly into a high-ceilinged, modern, open-plan kitchen/breakfast room. The kitchen is fully tiled and benefits from a traditional Belfast sink, integrated oven and inset gas-hobs, as well as space for an under-counter dishwasher, washing machine and free-standing fridge-freezer.

The ground floor accommodation is completed with a spacious, well-presented living room, which also provides access to the rear garden. Moving upstairs, a central spacious landing provides access to two well-sized double bedrooms, one of which is currently being utilised as a dressing room. The first floor also plays host to the property's bathroom, furnished with a modern and functional 3-piece suite.



Externally, the property's rear garden has been designed to optimise an easy-maintenance lifestyle, whilst also providing an excellent space for socialising and entertaining.

Room Dimensions:

Kitchen 4.93m x 2.69m (16'2" x 8'10")

Living Room 4.95m x 2.54m (16'2" x 8'4")

First Floor Landing 3.45m x 2.08m (11'4" x 6'10")

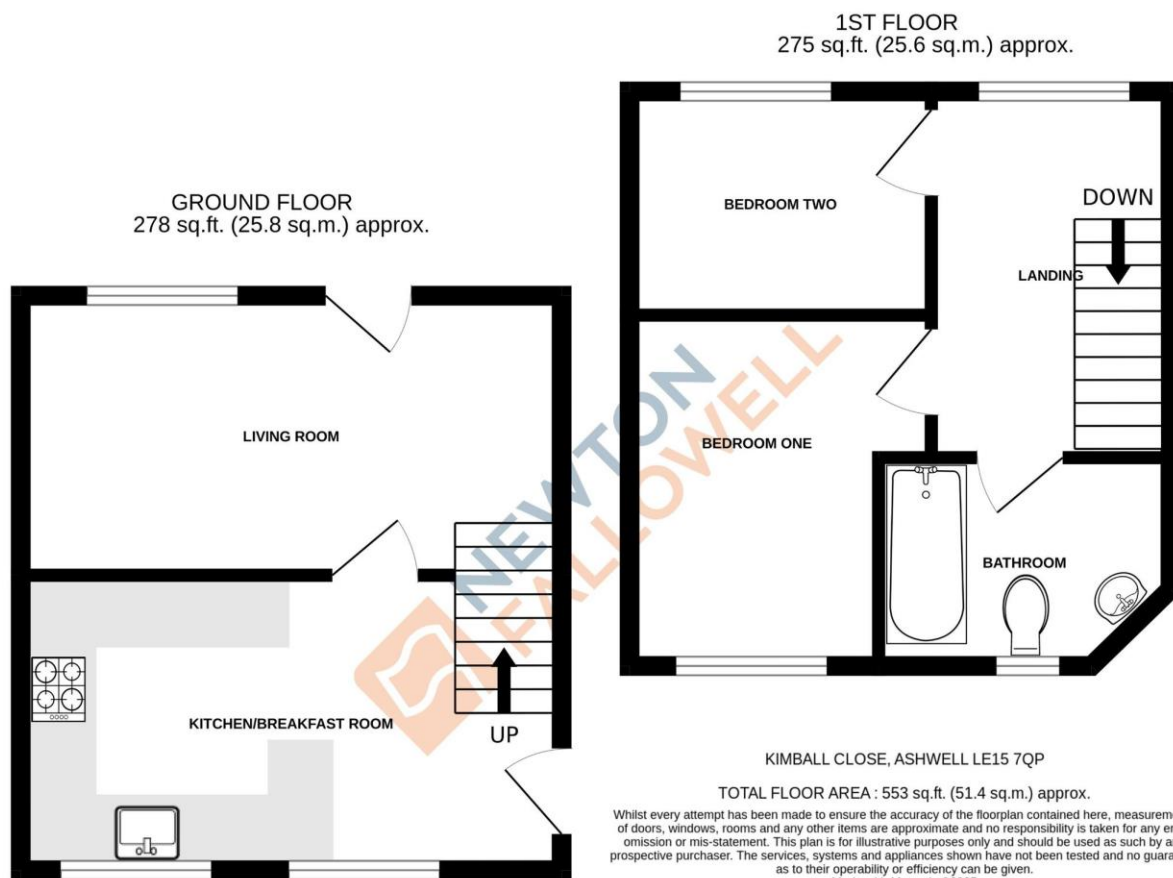
Bedroom One 3.3m x 2.74m (10'10" x 9'0")

Bedroom Two 2.74m x 2.03m (9'0" x 6'8")

Bathroom 2.67m x 1.88m (8'10" x 6'2")

Residents Management Company

The property is liable to pay an annual charge to Cottesmore Owners Management Company Limited for the maintenance and management of the Kimball Close estate. We are advised that the current charge is £200 per property to be paid in two 6 monthly instalments. Contact Newton Fallowell for further information.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
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.