



41 Nene Crescent, Oakham, LE156SG

 **NEWTON FALLOWELL**



4 1 3

## Key Features

- Detached Family Home
- Four Bedrooms
- Large Kitchen Diner + Two Reception Rooms
- Study / 5th Bedroom
- Downstairs W.C
- Enclosed Rear Garden
- Driveway & Integral Garage
- Sought After Location
- EPC Rating D
- Freehold

£395,000







Positioned on a desirable road in Oakham, Nene Crescent is within walking distance to the town center, train station, local amenities, and schools. This large four-bedroom detached home offers spacious flexible accommodation combined with a good-sized plot and an integral garage. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen-diner, utility area & W.C., study/bedroom five, and an integral garage. We highly recommend booking an internal viewing to appreciate the accommodation on offer.

Entering via the front door leads into the entrance porch where there is space for coats & shoes this flows through to the entrance hall where stairs flow to the first floor and doors grant access to the lounge and kitchen/diner. The lounge is positioned to the front of the property and offers wood flooring that extends to the dining room and a view to the front aspect, this leads through to the dining room where double French doors lead out to the rear garden. The kitchen/diner is a great size and is the heart of the home, it features built-in appliances including an inset electric hob with extractor, integrated electric double oven, breakfast bar, inset ceiling spotlights, space for an American fridge/freezer and a tiled floor. Leading from the kitchen/diner is a utility area & useful downstairs W.C. that offers a close coupled W.C. with half and full flush, a radiator, and a modern square wash hand basin inset to a vanity unit. Completing the downstairs accommodation is the study/bedroom five which boasts a view to the rear garden. Upstairs the property offers four spacious bedrooms with bedrooms one, four, and three being located to the front of the property and offering views to the front aspect. Bedroom two sits at the rear of the property and offers a view of the rear garden. Completing the upstairs accommodation is the stunning re-fitted bathroom that boasts a freestanding oval bath with stainless steel taps, a fully tiled double shower, and a wash hand basin inset to a vanity unit.



Externally the property is situated on a generous plot and boasts a low-maintenance front garden and a driveway with parking for several vehicles. The rear garden boasts a large decked area that would be suitable for entertaining and is predominantly laid to lawn, with





a variety of mature shrubs and trees. To arrange an internal viewing, please contact Newton Fallowell today.

Porch 1.85m x 1.47m (6'1" x 4'10")

Entrance Hall 4.6m x 1.87m (15'1" x 6'1")

Lounge 4.03m x 3.86m (13'2" x 12'8")

Sitting Room 3.64m x 3.13m (11'11" x 10'4")

Kitchen/Diner 5.21m x 3.02m (17'1" x 9'11")

Utility Room 3.35m x 2.7m (11'0" x 8'11")

WC 1.58m x 1.09m (5'2" x 3'7")

Study 3.71m x 2.38m (12'2" x 7'10")

Bedroom One 4.13m x 3.76m (13'6" x 12'4")

Bedroom Two 3.34m x 3.05m (11'0" x 10'0")

Bedroom Three 5.9m x 2.53m (19'5" x 8'4")

Bedroom Four 2.68m x 2.32m (8'10" x 7'7")

Bathroom 4.57m x 2.81m (15'0" x 9'2")

WC 1.69m x 0.74m (5'6" x 2'5")

Integral Garage 4.6m x 2.21m (15'1" x 7'4")











NENE CRESCENT, OAKHAM, LE15 6SG

TOTAL FLOOR AREA: 1625 sq. ft. (150.9 sq.m.) approx.

We have every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2013.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.