



39 Deans Street, Oakham, LE15 6AF

 **NEWTON FALLOWELL**



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## Key Features

- Victorian Terraced Property
- 2 Double Bedrooms
- Modern Kitchen with Separate Dining Room
- Light Rooms with Sash Windows Throughout
- Modern Kitchen & Family Bathroom
- Ideal First Home
- Central Oakham Location
- Enclosed Rear Patio
- Freehold

**£185,000**





39 Deans Street is a charming two-bedroom mid-terrace Victorian home, ideally positioned on Deans Street, within easy walking distance of Oakham's bustling town centre. With a flexible layout and characterful features, this property presents an exciting opportunity for first-time buyers, investors, or those looking to downsize into a thriving Rutland location.

Upon entering through the front door, guests are welcomed into a light-filled living room, which offers an inviting space for relaxation. Beyond, a generously proportioned dining room provides excellent versatility for family living or entertaining, with convenient access to a modern and well-furnished kitchen. The kitchen itself enjoys a practical layout and includes an integrated electric oven with in-set ceramic hobs. The kitchen benefits from an adjoining utility area, leading through to the property's fully tiled family bathroom, complete with traditional 3-piece suite.

Upstairs, the central landing gives access to two well-sized bedrooms. Bedroom one, positioned at the front of the property, offers ample space for freestanding furniture, while bedroom two enjoys the advantage of built-in storage. The property's layout lends itself to sympathetic modernisation, offering potential to create a stylish and contemporary home.

Externally, Deans Street benefits from a small courtyard to the rear of the property, which can be utilised for both practical storage solutions and a space for socialising. The property is ideally placed for access to Oakham's range of amenities, including shops, cafes, restaurants, schools, and public transport links.

This is a rare opportunity to secure a characterful property with excellent potential, in one of Rutland's most sought-after market towns.

## Room Measurements

Living Room 3.35m x 3.35m (11'0" x 11'0")

Dining Room 4.16m x 3.15m (13'7" x 10'4")

Kitchen 2.64m x 1.92m (8'8" x 6'4")

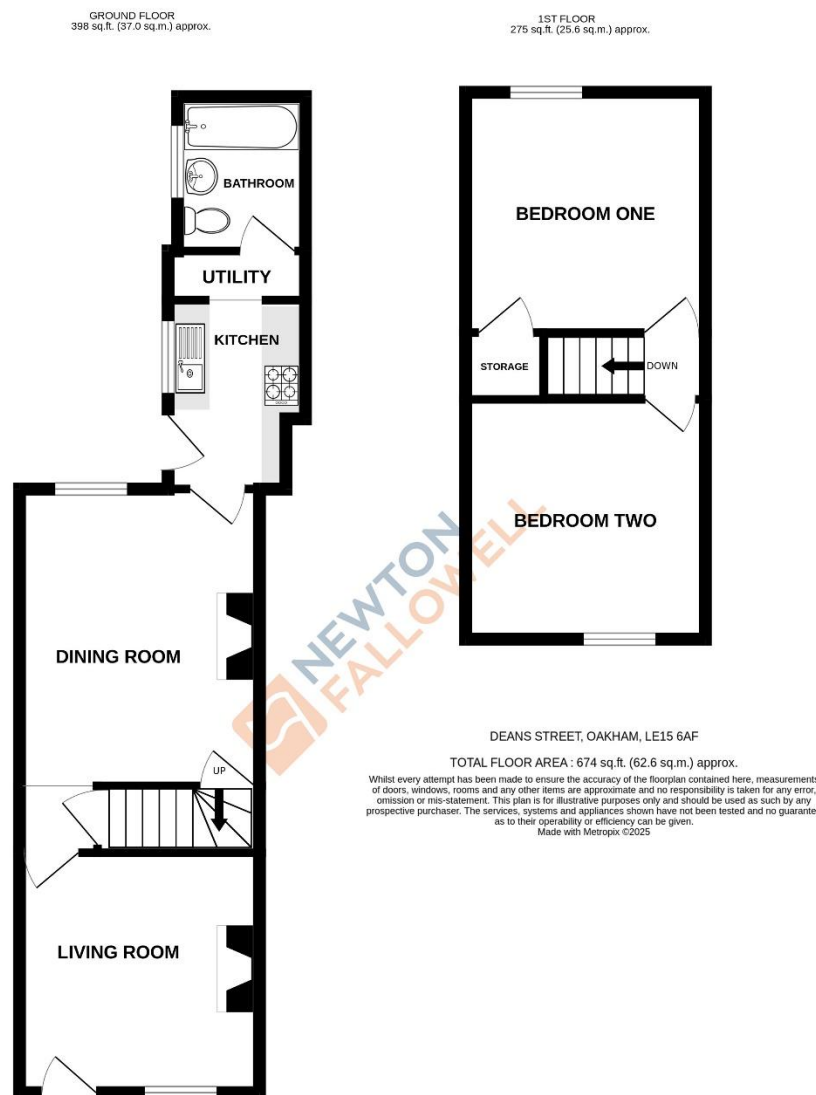
Utility Room 1.74m x 0.69m (5'8" x 2'4")

Bathroom 2.14m x 1.78m (7'0" x 5'10")

Bedroom One 3.35m x 3.32m (11'0" x 10'11")

Bedroom Two 3.19m x 3.1m (10'6" x 10'2")





#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
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.