



2 South Street Mews, Oakham, LE15 6DW

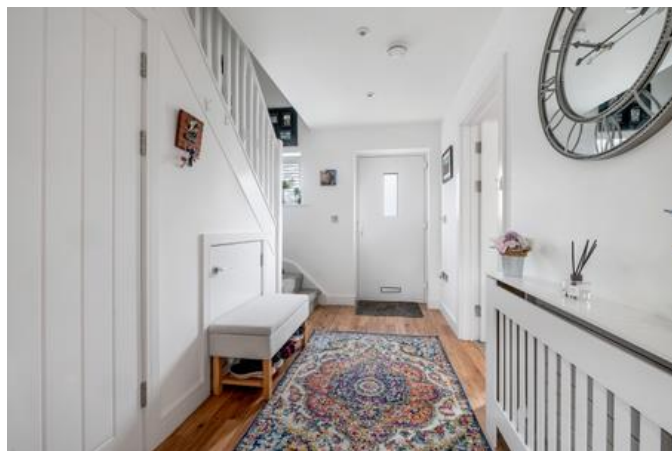
 **NEWTON FALLOWELL**

3 2 1

Key Features

- Semi-Detached Family Home
- Three Bedrooms
- En-Suite To Bedroom One
- Carport Providing Off Road Parking
- Enclosed Rear Garden
- Easy Access To The Town Centre
- Ideal First Time Purchase
- EPC Rating B
- Leasehold

£285,000





Offering easy access to the town centre & train station this three-bedroom semi-detached family home is presented to a high standard and boasts an enclosed rear garden and off-road parking. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, downstairs W.C., three bedrooms with en-suite to bedroom one, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall where stairs flow to the first floor and doors grant access to the lounge/diner, kitchen, and downstairs W.C. The Kitchen is located to the rear of the property and boasts a fully fitted modern kitchen with integrated appliances including an inset electric hob with a stainless steel splashback, matching integrated oven, integrated fridge/freezer, integrated dishwasher, double glazed window to the rear aspect, integrated ceiling spotlights and a gloss tiled floor. Running the length of the property is the large lounge/diner that offers a double-glazed window to the front aspect, bi-fold doors to the rear aspect, and integrated ceiling spotlights. Completing the downstairs accommodation is the useful W.C. that boasts a square modern style wash hand basin with a cascade tap, close coupled W.C. with half and full flush, and a heated towel rail. Upstairs the property offers three double bedrooms. The main bedroom sits above the carport and features a double-glazed window to the front aspect and a door to the en-suite shower room. The en-suite is presented to a high standard and boasts a fully tiled double walk-in shower, close coupled W.C. with half and full flush, square modern pedestal wash hand basin with a cascade tap, double glazed privacy window to the rear aspect and a tiled floor. Located to the front of the first floor you will bedroom two which features two double-glazed windows to the front aspect and inset ceiling spotlights. Positioned behind bedroom two is the third bedroom which boasts a double-glazed window to the rear aspect and integrated ceiling spotlights. Completing the upstairs accommodation is the family bathroom that is fully tiled and boasts an oversized P bath with shower & screen, close coupled W.C. with half and full flush, modern square

wash hand basin with a cascade tap, tiled floor, and a double glazed privacy window to the rear aspect.

Externally the property offers a low-maintenance frontage with a small section of lawn. To the rear is a fully enclosed garden that is mainly laid to lawn with borders of plants & shrubs that also features a large patio seating area that would be suitable for entertaining.





Room Measurements

Entrance Hall 3.46m x 1.79m (11'5" x 5'11")

Living Room/Dining Room 5.75m x 3.52m
(18'11" x 11'6")

Kitchen 2.64m x 2.21m (8'8" x 7'4")

WC 1.36m x 0.7m (4'6" x 2'4")



Bedroom One 4.2m x 2.86m (13'10" x 9'5")

Ensuite 2.82m x 1.48m (9'4" x 4'11")

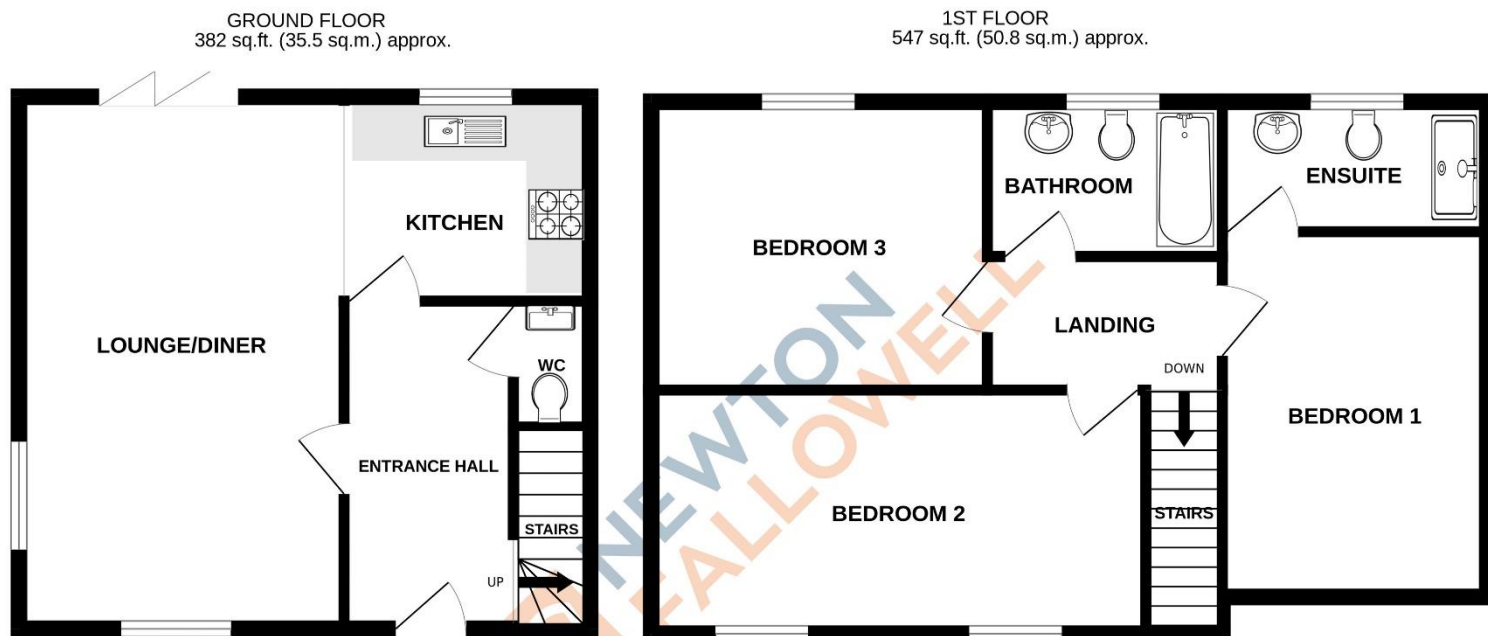
Bedroom Two 5.29m x 2.63m (17'5" x 8'7")

Bedroom Three 3.68m x 3.07m (12'1" x 10'1")

Bathroom 2.65m x 1.67m (8'8" x 5'6")







SOUTH STREET MEWS, OAKHAM LE156DW

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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		94 A
81-91	B	83 B	
69-80	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.