



86 Kings Road, Oakham, LE15 6PD

 **NEWTON FALLOWELL**

 4  1  2

Key Features

- Detached Family Home
- Three / Four Bedrooms
- Driveway Providing Off Road Parking
- Kitchen/Diner
- Presented To A High Standard
- Enclosed Rear Garden
- Easy Access To The Town Centre
- Popular Location
- EPC Rating E
- Freehold

Offers in excess of £339,500





Located on the popular Kings Road and offering easy access to the town centre & train station stands this four-bedroom detached family home. The property offers spacious flexible accommodation and is presented to a high standard. The accommodation briefly comprises an entrance hall, downstairs W.C., living room, kitchen/diner, utility room, sunroom and four bedrooms. Call to view!

Entering via the front door leads into the spacious entrance hall that grants access to the downstairs W.C., bedroom four, kitchen diner, living room, and a staircase to the first floor. The kitchen diner sits to the rear of the property and is the heart of the home! It boasts an integrated oven & microwave, inset hob, island with an inset stainless steel sink and drainer + mixer tap, herringbone style wood flooring, inset ceiling spotlights, and a window to the rear aspect. Flowing from the kitchen/diner is the sunroom and living room. The sunroom offers herringbone-style wood flooring, wood paneling to the ceiling, and double French doors to the rear garden. The living room can be accessed via the entrance hall or from bifold doors from the kitchen diner and it features a window to the rear aspect and a fireplace alcove. Bedroom four / reception room is positioned to the front of the property and offers views to the front aspect. Completing the downstairs accommodation is the useful utility room that offers space and plumbing for a washing machine & tumble dryer, space for an American-style fridge freezer, and a door to the rear garden. Upstairs the property offers three bedrooms and a family bathroom. Bedrooms one and three sit to the rear of the property and offer views of the rear garden with bedroom one also offering a built-in storage cupboard. Bedroom two is positioned to the front of the property and offers views to the front aspect. Completing the upstairs accommodation is the family bathroom that offers a P-shaped bath with stainless steel integrated taps, a modern square wash hand basin inset to a vanity unit, close coupled W.C. with half and full flush, and a window the side aspect.



Externally the property sits on a good-sized plot and offers ample parking to the front via the large block paved driveway. The rear garden is fully enclosed and offers a large patio seating area that would be ideal for entertaining, a hot tub area, and a section of lawn.



Entrance Hall 4.7m x 5.25m (15'5" x 17'2")

Bedroom Four 2.36m x 3.69m (7'8" x 12'1")

Downstairs W.C 1.81m x 0.9m (5'11" x 3'0")

Utility Room 2.44m x 2.48m (8'0" x 8'1")

Living Room 4.47m x 3.69m (14'8" x 12'1")

Kitchen/Diner 5.52m x 4.25m (18'1" x 13'11")

Sun Room 2.69m x 2.61m (8'10" x 8'7")

Garage 2.36m x 2.37m (7'8" x 7'10")

Bedroom One 3.16m x 3.67m (10'5" x 12'0")

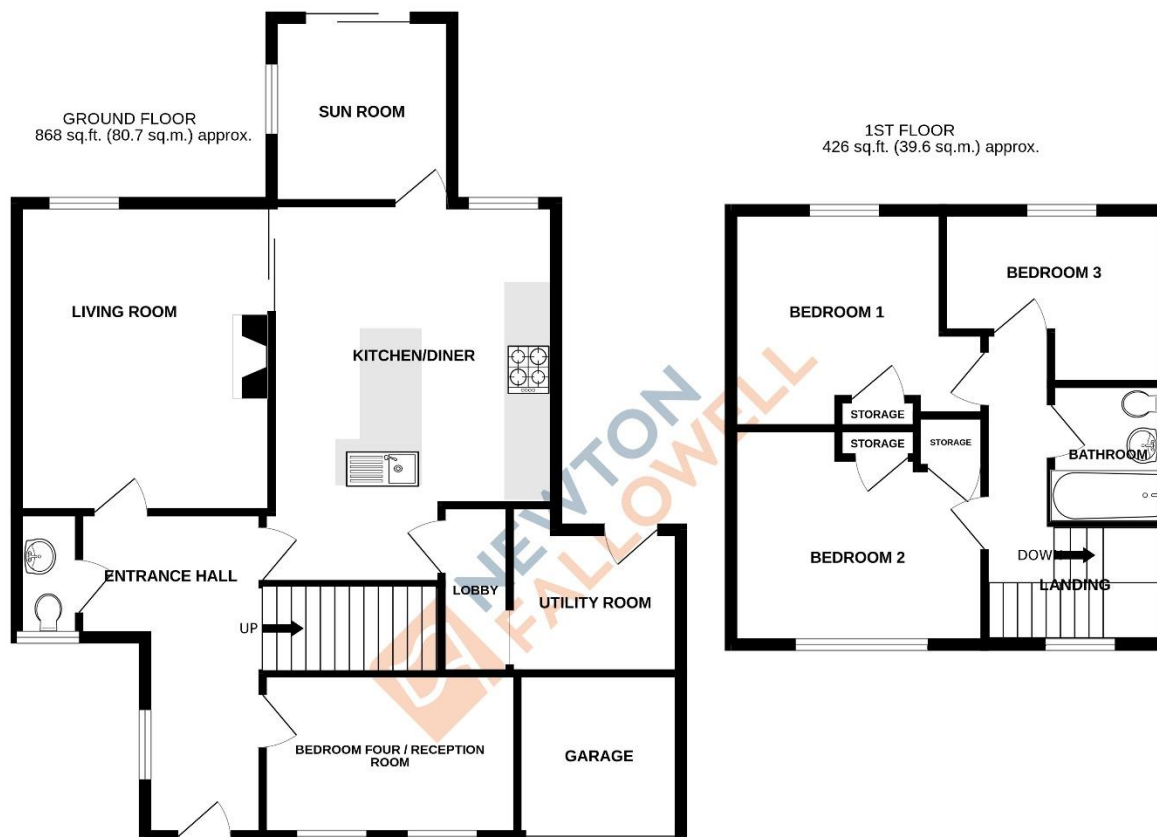
Bedroom Two 3.13m x 3.67m (10'4" x 12'0")

Bedroom Three 2.51m x 3.22m (8'2" x 10'7")

Family Bathroom 2.01m x 1.66m (6'7" x 5'5")







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TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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		
39-54	E	51 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.