



15 Livingstone Close, Oakham, LE15 6FN

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Substantial Detached Family Home
- Four Generous Bedrooms With En-Suite To Master
- Quiet & Sought-After Cul-De-Sac Location
- Dual-Aspect & Free-Flowing Entertaining Space
- Kitchen With Adjoining Utility Room
- Excellent Storage Solutions Throughout
- Large Double Garage With Scope For Conversion
- Off-Street Parking & Superb Rear Garden
- EPC Rating D
- Freehold

Offers in excess of £525,000





Tucked away in a quiet and desirable cul-de-sac location, 15 Livingstone Close is an immaculate and substantial four-bedroom property offering generous family accommodation, beautifully landscaped garden, and excellent access to Oakham town centre, transport links, and major commuting routes. Offering a true turnkey opportunity for buyers, 15 Livingstone Close is a rare and exciting offering to the Oakham market.

The ground floor is arranged around a welcoming entrance hall, which provides access to a large living room with bay window, flowing naturally into the dining room - a perfect, dual aspect space for both everyday living and entertaining. The kitchen sits at the rear of the home and benefits from an adjoining utility room with access to the rear garden. Completing the ground floor is a convenient cloakroom/WC and direct internal access to the impressive double garage - which to some buyers, may present an opportunity to convert into a third reception room.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom features fitted wardrobes and its own en-suite shower room, while the remaining three bedrooms, all generous in size, are served by a modern family bathroom.

Externally, the house enjoys an impressively landscaped garden, ideal for keen gardeners or those looking for outdoor entertainment space. The property also benefits from driveway parking to the front leading to the double garage.

This property represents an excellent opportunity to acquire a substantial and well-maintained family home in a highly desirable Oakham location.





Entrance Hall 5.11m x 2.03m (16'10" x 6'8")

Living Room 5.56m x 5.03m (18'2" x 16'6")

Dining Room 4.01m x 2.77m (13'2" x 9'1")

WC 1.7m x 1.19m (5'7" x 3'11")

Kitchen 3.45m x 3.4m (11'4" x 11'2")



Utility Room 2.69m x 2.41m (8'10" x 7'11")

First Floor Landing 4.75m x 1.85m (15'7" x 6'1")

Bedroom One 5.03m x 4.01m (16'6" x 13'2")

Ensuite Shower Room 2.31m x 1.52m (7'7" x 5'0")

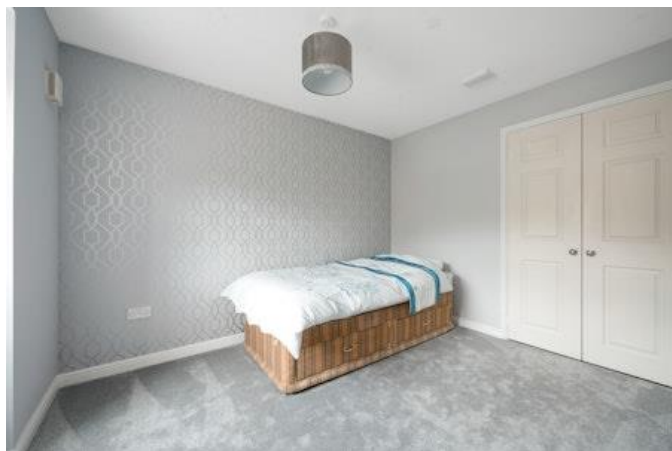
Bedroom Two 4.27m x 2.87m (14'0" x 9'5")

Bedroom Three 3.68m x 2.67m (12'1" x 8'10")

Bedroom Four 2.82m x 2.69m (9'4" x 8'10")

Bathroom 2.31m x 1.65m (7'7" x 5'5")

Garage 5.44m x 5.22m (17'10" x 17'5")





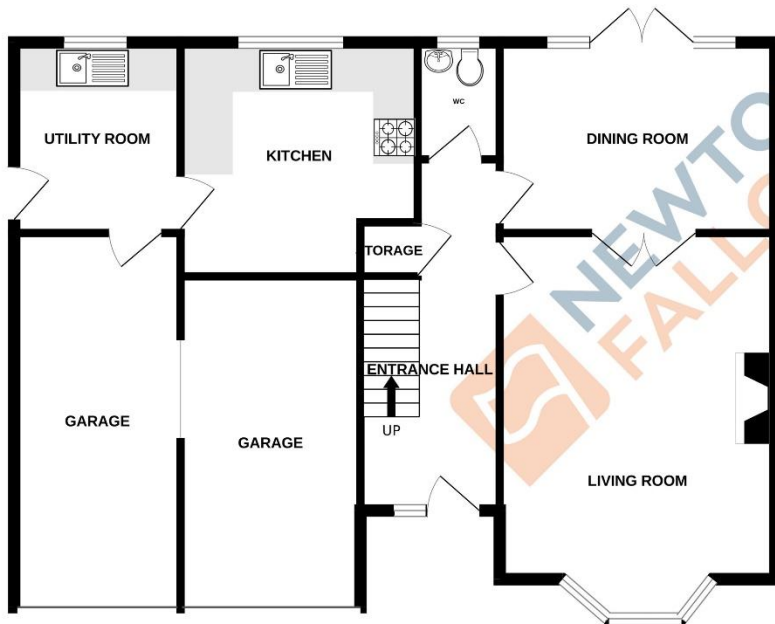
LIVINGSTONE CLOSE, OAKHAM, LE15 6FN

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

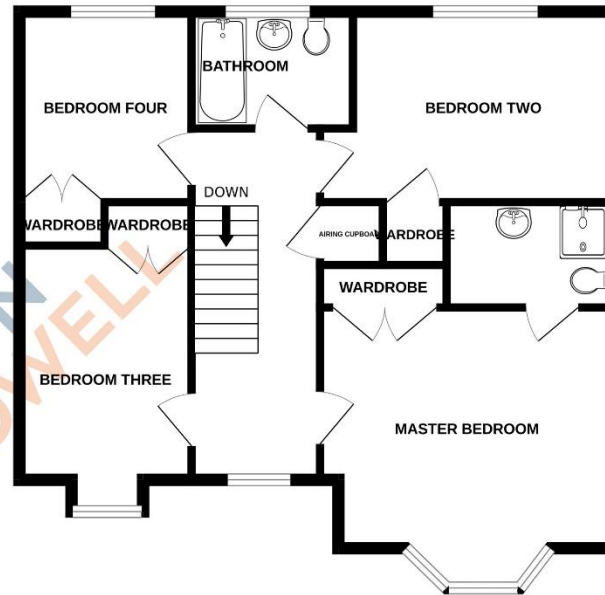
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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 £62 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.