



3 Derwent Drive, Oakham, LE15 6RZ

 **NEWTON FALLOWELL**

3 2 2

Key Features

- Immaculate Detached Bungalow
- Recently Refurbished To An Excellent Standard
- Three Bedrooms With En-Suite To Master
- Large Rear Insulated Conservatory
- Modern Newly Installed Kitchen
- Generous Plot With Wrap-Around Garden
- Off-Street Parking With Front Driveway
- Excellent Location With Great Access To Oakham Town Centre
- EPC Rating C
- Freehold

Offers in excess of £395,000





A superbly refurbished three-bedroom detached bungalow, offered with no onward chain and located in one of Oakham's sought-after residential areas. Finished to an exceptional standard throughout, this property combines stylish modern interiors with a generous wrap-around garden, providing an ideal home for those seeking single-level living without compromising on space.

Set back from the road, the property offers excellent kerb appeal with a driveway providing off-road parking for multiple vehicles. Stepping inside, the welcoming entrance hall leads through to a spacious and light-filled living room featuring a characterful log-burning stove, perfect for both relaxing and entertaining. The contemporary kitchen is beautifully appointed with quality fittings and appliances and opens into the impressively large conservatory – a versatile space enjoying views over the garden, ideal for dining or a second sitting area.

The property offers two double bedrooms, including a generous master bedroom with an adjoining dressing room, which alternatively could be used as a third bedroom. The spacious second bedroom sits to the rear of the property and benefits from a recently re-fitted en-suite shower room. A modern family bathroom, finished with a traditional three-piece suite completes the accommodation.

Externally, the substantial wrap-around garden is a real feature, offering lawned areas, mature planting, and space for outdoor dining or further landscaping.

Situated in a popular part of Oakham, the bungalow enjoys easy access to local shops, amenities, transport links, and the town centre. A rare turnkey opportunity with nothing to do but move in and enjoy.





Room Measurements

Entrance Hall 4.82m x 1.65m (15'10" x 5'5")

Living Room 4.91m x 3.67m (16'1" x 12'0")

Kitchen 4.2m x 2.95m (13'10" x 9'8")

Conservatory 4.8m x 4.26m (15'8" x 14'0")

Bedroom One 3.91m x 3.76m (12'10" x 12'4")

Bedroom Two 3.73m x 3.35m (12'2" x 11'0")

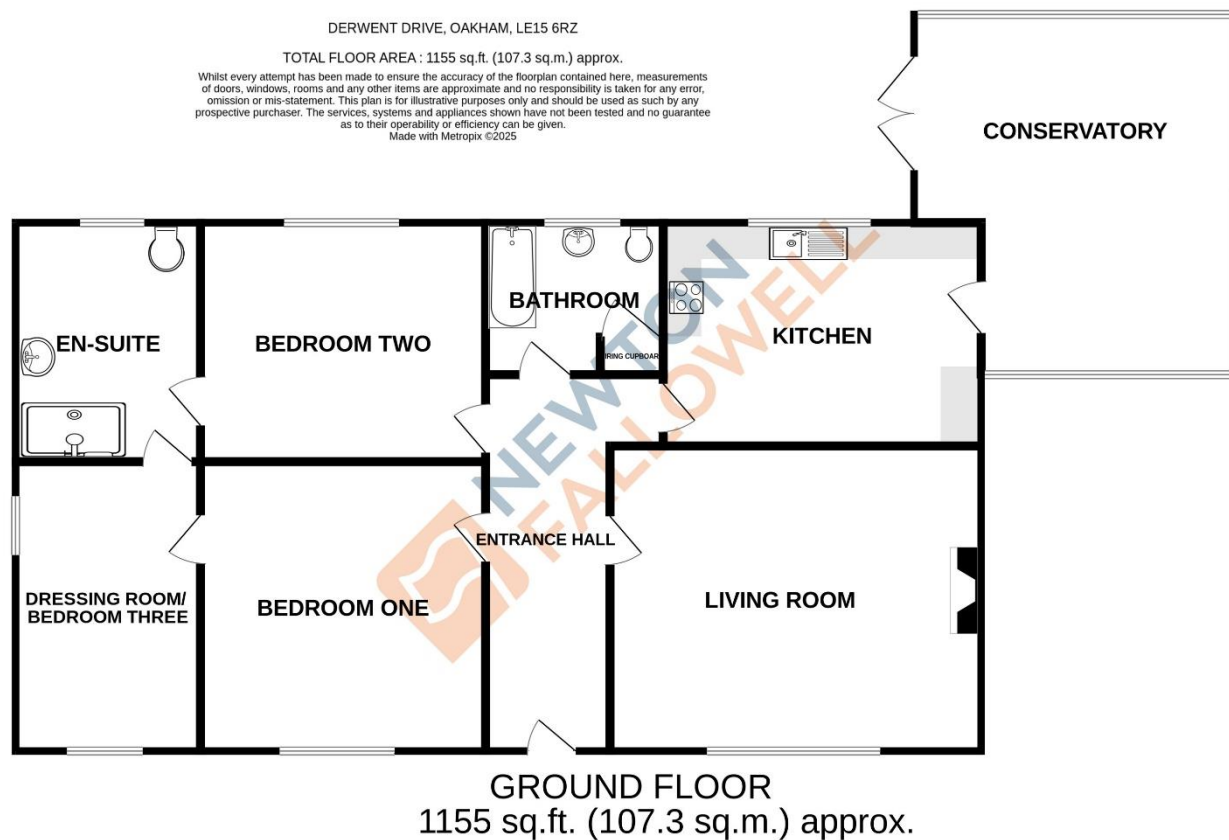
Ensuite 3.16m x 2.44m (10'5" x 8'0")

Dressing Room/Bedroom Three 3.82m x 2.42m (12'6" x 7'11")

Bathroom 2.49m x 2.01m (8'2" x 6'7")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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 £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.