🛏 5   🛁 2   🛋 2

Key Features

- Modern Semi Detached Family Home
- Five Generous Bedrooms with En-Suite WC to Bedroom Two
- Re-Fitted Open Plan Kitchen & Dining Room
- Edge to Town Location with Field Views
- Driveway Parking & Storage
- Refitted Family Bathroom
- Ideal Family Home
- No Onward Chain
- EPC Rating C
- Freehold

Guide price £350,000 - £375,000

Set within a delightful area on the outskirts of Oakham is this spacious semi-detached family home, boasting a modern and recently renovated interior, including a new kitchen, bathroom, windows & doors, among other beneficial changes, making this home ready to move into. Offered for sale with no onward chain, this immaculate family home benefits from an open plan kitchen and dining room, separate living area, five generous bedrooms, family bathroom, downstairs WC and utility area. Located within easy walking distance to local schools and amenities, this home should be viewed at the earliest opportunity.

As you approach the property from the front, the newly replaced front door leads into a useful porch area, ideal for coats and shoes. The internal door leads through to the light and airy living room with a curved window to the front. Stairs lead from here to the first-floor landing. From the living area, you lead through to the L-Shaped kitchen and dining room with direct access to the rear garden. The kitchen has been recently fitted with a modern range of wall and base units and boasts ample worktop space. From the kitchen area, you have the useful utility space, downstairs WC and access to the partly converted garage. From the first-floor landing, you have five generous bedrooms, two of which boast built-in storage. The guest bedroom boasts an en-suite WC, whilst the family bathroom has been refitted with a modern three piece suite.

The property is set off of Welland Way and boasts driveway parking for several vehicles. A partly converted garage provides storage and can be accessed from both outside and inside. The rear garden has mainly be laid to lawn with a large patio area ideal to enjoy the sun throughout the day. Internal viewings are strongly advised.

Entrance Porch 1.54m x 0.71m (5'1" x 2'4")

Living Room 5.1m x 4.1m (16'8" x 13'6")

Dining Room 5.08m x 3.2m (16'8" x 10'6")

Kitchen 5.83m x 2.21m (19'1" x 7'4")

Utility Room 0.87m x 0.68m (2'11" x 2'2")

Downstairs WC 1.44m x 1.2m (4'8" x 3'11")

First Floor Landing 2.86m x 2.63m (9'5" x 8'7")

Bedroom One 3.53m x 2.94m (11'7" x 9'7")

Bedroom Two 4.78m x 2.19m (15'8" x 7'2")

En-Suite 1.71m x 1.22m (5'7" x 4'0")

Bedroom Three 2.75m x 2.53m (9'0" x 8'4")

Bedroom Four 3.11m x 2.19m (10'2" x 7'2")
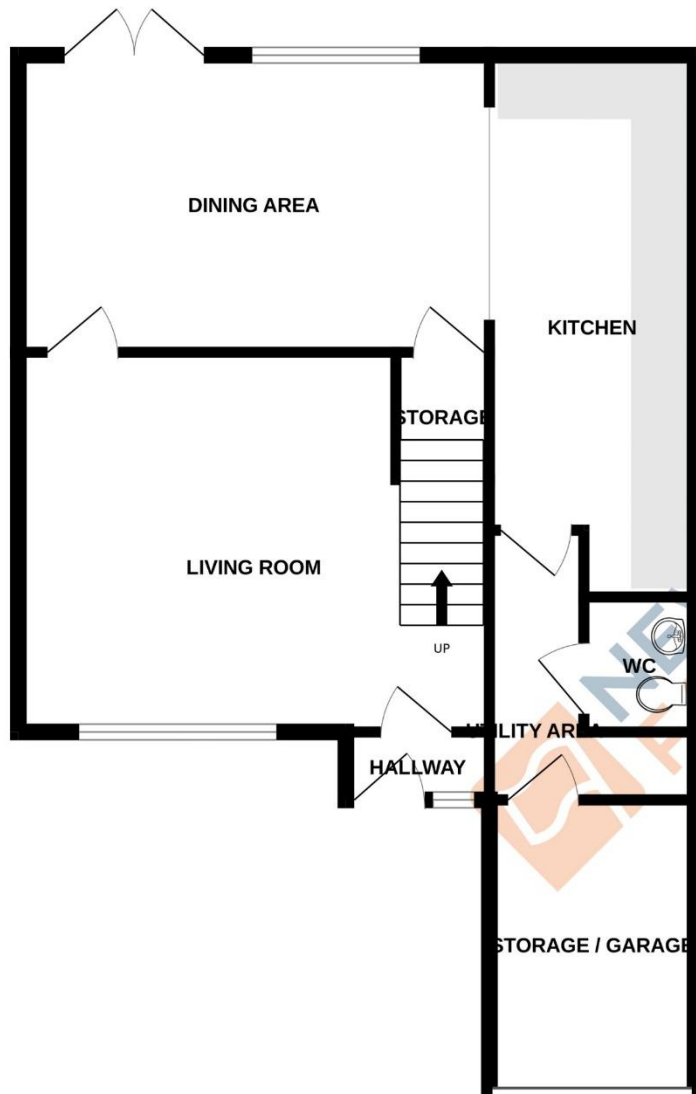
Bedroom Five 2.64m x 2.07m (8'8" x 6'10")

Bathroom 2.41m x 1.65m (7'11" x 5'5")

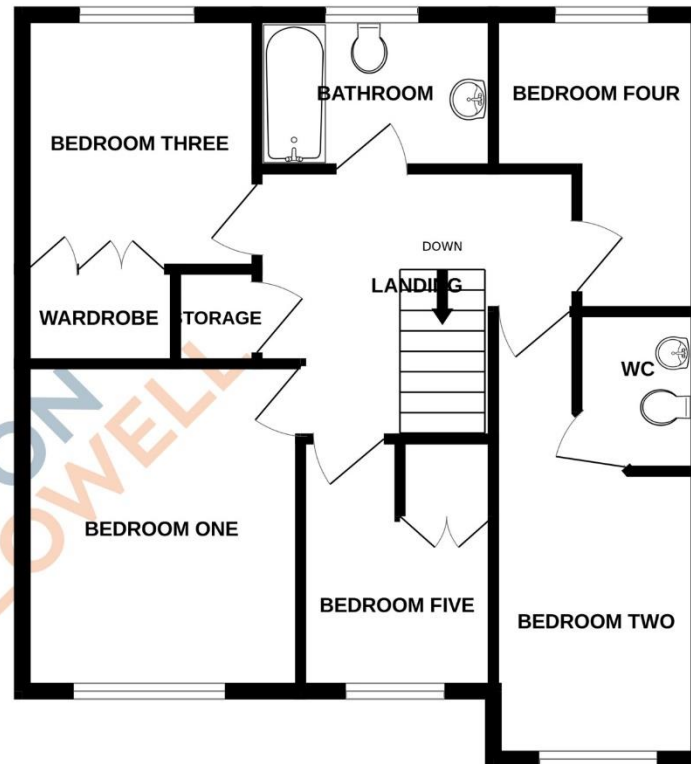Garage / Storage 3.1m x 2.33m (10'2" x 7'7")

GROUND FLOOR
678 sq.ft. (62.9 sq.m.) approx.

DINING AREA

KITCHEN

STORAGE

LIVING ROOM

UP

WC

UTILITY AREA

HALLWAY

STORAGE / GARAGE

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

BATHROOM

BEDROOM THREE

BEDROOM FOUR

DOWN

WARDROBE STORAGE

LANDING

WC

BEDROOM ONE

BEDROOM FIVE

BEDROOM TWO

WELLAND WAY, OAKHAM, LE15 6SZ

TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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Energy rating chart

COUNCIL TAX INFORMATION:
Local Authority: Rutland CC
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.