



17 Huntsmans Drive, Oakham, LE15 6RP

 **NEWTON FALLOWELL**



Key Features

- Spacious Retirement Bungalow
- One Double Bedroom
- Open Plan Kitchen/ Dining/ Living Room
- Wet Room
- Rear Courtyard
- Easy Access To The Town Centre
- Allocated Parking Space
- Access To The Social Club & Dining Room
- Leasehold

£155,000





Located on the popular Rutland Care Village stands this spacious one-bedroom retirement bungalow. Presented to a high standard the property offers an open plan kitchen/ living/ dining room, wet room, a double bedroom, and an allocated parking space. Rutland Care Village is a high-quality, well-designed retirement village for those over 55 allowing full independence with a supportive community and attractive environment.

Entering the bungalow via the front you are welcomed by the spacious entrance hall with doors granting access to the open-plan kitchen/diner/living room, bedroom, and wet room. The spacious open-plan kitchen/diner/living room offers patio doors to the rear and a fully fitted kitchen with built-in appliances. The bedroom is of a good size and benefits from two windows to the rear aspect. Completing the internal accommodation is the useful wet room that boasts a shower with curtain, close coupled W.C., and a wash hand basin.

Externally the property offers a low-maintenance frontage with space to park a mobility scooter and a small patio section to the rear.

The property benefits from a 24/7 monitored call bell system for complete peace of mind and daily drop-in service. The grounds around Rutland Care Village are well maintained by garden contractors and there are different sections to it where you can sit and enjoy the sun. Within the complex, there is a Brambles social club and dining room which create a lovely meeting place within an active community. The property is only a short stroll into the picturesque town centre where a variety of amenities and public services are available including the train and bus station.

Room Measurements

Entrance Hall 3.2m x 1.58m (10'6" x 5'2")

Kitchen/Living Room/Dining Room 6.79m x 3.6m (22'4" x 11'10")

Bedroom 4.4m x 3.06m (14'5" x 10'0")

Wet Room 2.79m x 1.67m (9'2" x 5'6")

Leasehold Information

The property benefits from a 125 year lease granted in March 2005 with approximately 105 years remaining. We are advised that the owner pays a monthly service charge of £319 per month which is payable to Prime Life Ltd. Contact Newton Fallowell for further information.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



HUNTSMANS DRIVE, OAKHAM, LE15 6RP

TOTAL FLOOR AREA: 531 sq.ft. (49.3 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 | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.