



79a Kings Road, Oakham, LE15 6PB

 **NEWTON FALLOWELL**



Key Features

- Modern Semi Detached Home
- Two Double Bedrooms
- Also Available As 50% Shared Ownership
- Private Driveway Providing Off Road Parking
- Enclosed Rear Garden
- Modern Fitted Kitchen
- Close Proximity to Local Amenities & Train Station
- Ideal First Time Purchase
- EPC Rating D
- Freehold

£220,000





Located on the popular Kings Road within walking distance to the train station and historic market town centre stands this modern semi-detached property offers off-road parking, and an enclosed rear garden and would make an ideal first-time purchase. The accommodation briefly comprises an entrance hall, lounge, kitchen, two bedrooms, and a family bathroom. Call to view!

Sitting over two floors the property is entered via the front aspect into the useful porch where a door provides access to the living room where you will find stairs that flow to the first floor. The living room is positioned at the front of the property and offers a view to the front aspect. Flowing through from the living room is the kitchen that features an inset hob, integrated oven with a brushed steel finish, matching extractor & splashback, inset stainless steel sink and drainer + mixer tap, space and plumbing for a washing machine & tumble dryer, space for a fridge freezer, inset ceiling spotlights, a tiled floor and a door to the rear garden. Upstairs the property offers two bedrooms and a family bathroom. Bedroom one sits to the front of the property and offers a view to the front aspect. Bedroom two is positioned to the rear of the property and boasts a view of the rear garden. Completing the internal accommodation is the family bathroom which is mostly tiled and offers a P-shaped bath with shower & screen, pedestal wash hand basin, close coupled W.C. with half and full flush, heated towel rail, window to the rear aspect, and a tiled floor.

Externally the property offers a low-maintenance frontage that features a pathway of Indian sandstone that leads to the

front door and a block paved driveway that provides ample off-road parking. To the rear is a fully enclosed garden that is mainly laid to astroturf and features a large, decked area that would be suitable for entertaining, and a useful wooden storage shed.

Room Measurements

Entrance Hall 1.47m x 1.45m (4'10" x 4'10")

Living Room 4.67m x 3.66m (15'4" x 12'0")

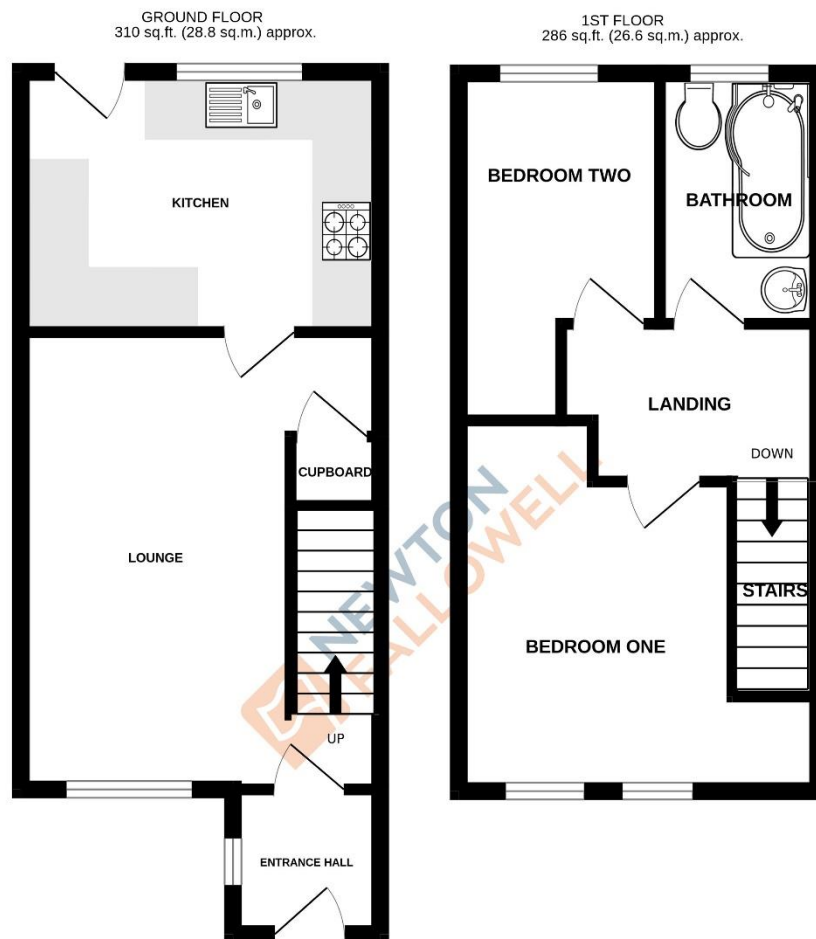
Kitchen 3.66m x 2.64m (12'0" x 8'8")

First Floor Landing 2.69m x 1.47m (8'10" x 4'10")

Bedroom One 3.84m x 3.63m (12'7" x 11'11")

Bedroom Two 2.59m x 2.06m (8'6" x 6'10")

Bathroom 2.59m x 1.45m (8'6" x 4'10")



KINGS ROAD, OAKHAM LE156PB

TOTAL FLOOR AREA : 596 sq.ft. (55.3 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		89 B
69-80	C		
55-68	D	67 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 £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.