



Browning Road, Oakham, LE15 6LQ

 **NEWTON FALLOWELL**

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Key Features

- Modern Detached Family Home
- Three Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Generous Private Rear Garden
- Detached Garage & Off Road Parking
- Popular Location
- Long Term Let Available
- Available from December 2024
- EPC Rating C

£1,200 PCM





Set within the popular residential area of Oakham is this modern and very well-presented detached family boasting an open plan kitchen & dining area, spacious living area, three bedrooms, en-suite shower room and separate bathroom. Offered to Let on a long-term basis from December 2024, this delightful home is positioned on a generous plot with a lovely rear garden, off-road parking and a detached single garage. Internal viewings are strongly recommended.

Sitting over two floors the property is entered via the front door into the light and airy entrance hall, where doors provide access to the downstairs accommodation, useful storage cupboard and the stairs flow to the first-floor landing. The spacious living room offers a bay window looking over the front garden and boasts a working log-burning stove, perfect for the colder nights. From here an opening leads into the kitchen and dining area. The kitchen offers ample floor and wall units along with an integral dishwasher, freestanding double oven, as well as space for a washing machine. From the first-floor landing, you will find three good-sized bedrooms all leading from the light-filled landing, with the main bedroom offering built-in wardrobes and an en-suite shower room. The first floor is completed by a modern three-piece family bathroom.

Externally, to the front, you will find off-road parking for one car. The rear garden is mainly laid to lawn with a wooden decking area meeting the patio doors from the dining area. A variety of shrubs and borders complete the garden. A single garage also lies to the right of the property, providing useful storage. Please note that the property is available to let unfurnished on a long-term basis.

Entrance Hallway 4.27m x 1.52m (14'0" x 5'0")

Living Room 4.27m x 3.66m (14'0" x 12'0")

Kitchen Area 3.66m x 2.44m (12'0" x 8'0")

Dining Area 3.18m x 2.79m (10'5" x 9'2")

First Floor Landing

Bedroom One 3.78m x 3.51m (12'5" x 11'6")

En-Suite 2.18m x 0.97m (7'2" x 3'2")

Bedroom Two 3.66m x 3.25m (12'0" x 10'8")

Bedroom Three 2.51m x 2.26m (8'2" x 7'5")

Family Bathroom 2.18m x 1.68m (7'2" x 5'6")

Single Garage

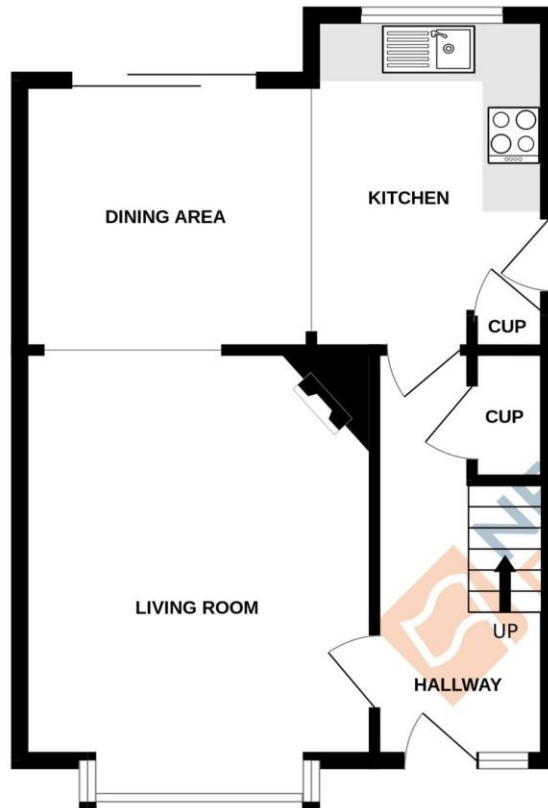
Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: C

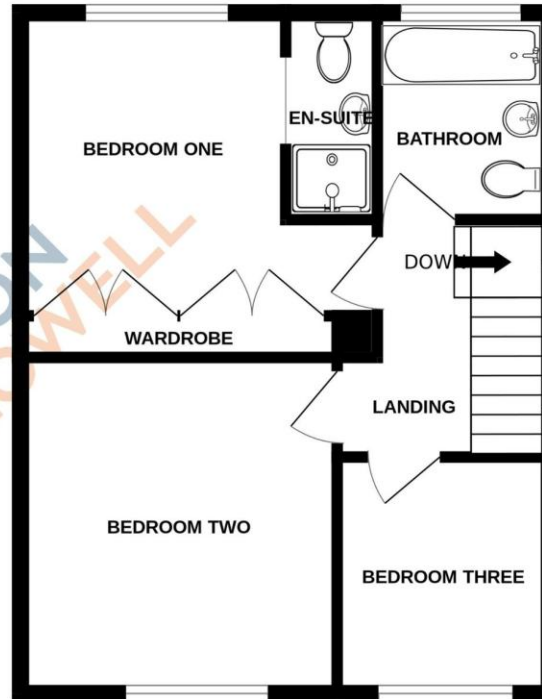
Agents Note: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA : 868 sq.ft. (80.6 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
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 £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.