



23 Alsthorpe Road, Oakham, LE15 6FD

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Detached Family Home
- Spacious Living Room
- No Onward Chain
- Open Plan Kitchen Breakfast Room
- Four Double Bedrooms
- Private Rear Garden
- Double Garage
- Off Road Parking
- EPC Rating D
- Freehold

£549,995





Located in the sought-after "David Wilson" development to the East of Oakham, this attractive detached family residence offers generous living spaces. It comprises an open-plan kitchen and breakfast room, a spacious living area, a separate dining room, four ample-sized bedrooms, an ensuite shower room, and a separate family bathroom. The property is situated on a spacious plot with abundant driveway space, an integrated double garage, and a delightful rear garden. This charming home, ideal for families, is highly recommended for viewing at your earliest convenience to avoid disappointment.

Approaching the front entrance, a partially glazed door leads into a roomy hallway, offering access to the ground-floor rooms and stairs ascending to the first-floor landing. The living room, positioned at the front, features windows to the front, and a central gas fireplace serves as a focal point. Double doors open into the adjacent dining room, which provides direct access to the rear garden. Both reception areas are bathed in natural light throughout the day and offer versatile use. The breakfast kitchen serves as the heart of the home, providing ample space. It is equipped with a range of wall and base units, along with various built-in appliances. The kitchen section accommodates dining furniture and opens to the rear garden through double doors. Completing the ground floor are a convenient utility room and a downstairs WC. Upstairs you will find four generously proportioned double bedrooms, all equipped with built-in wardrobes. The primary bedroom boasts an ensuite with a walk-in shower, while the family bathroom features a four-piece suite including a separate shower. The property is thoughtfully designed with ample storage spaces throughout.



Situated on an enviable plot with a large grass area to the side, the property boasts a private rear garden with lush lawn, a patio area, and well-established borders. The front garden incorporates a lawn area, complemented by a paved driveway with space for two vehicles. The double garage is equipped with an electric door, and it can be accessed directly from within the property.



### Room Measurements

Entrance Hall 6.43m x 1.65m (21.1ft x 5.4ft)

Living Room 5.22m x 3.65m (17.1ft x 12ft)

WC 1.71m x 0.95m (5.6ft x 3.1ft)

Dining Room 3.29m x 3.11m (10.8ft x 10.2ft)

Sitting Room 4.34m x 2.81m (14.2ft x 9.2ft)



Kitchen 3.3m x 2.77m (10.8ft x 9.1ft)

Utility Room 2.77m x 1.69m (9.1ft x 5.5ft)

Garage 5.42m x 4.84m (17.8ft x 15.9ft)

First Floor Landing 3.55m x 1.85m (11.6ft x 6.1ft)

Bedroom One 4.69m x 3.64m (15.4ft x 11.9ft)



Ensuite 3.37m x 1.52m (11.1ft x 5ft)

Bedroom Two 4.88m x 4.4m (16ft x 14.4ft)

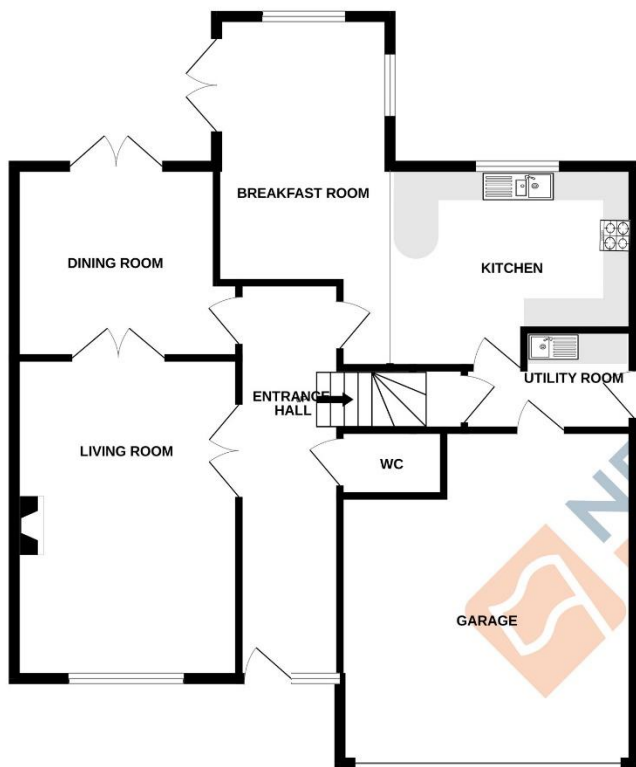
Bedroom Three 4.18m x 3.13m (13.7ft x 10.3ft)

Bedroom Four 4.44m x 2.83m (14.6ft x 9.3ft)

Bathroom 2.99m x 2.13m (9.8ft x 7ft)



GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



ALSTHORPE ROAD, OAKHAM LE15 6FD

TOTAL FLOOR AREA : 1951 sq.ft. (181.2 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		
69-80	C		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: F

**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.