



42 Deans Street, Oakham, LE15 6AF

 **NEWTON FALLOWELL**

5 2 2

## Key Features

- Character Property
- Four-Piece Family Bathroom
- Town Centre Location
- Five Spacious Bedrooms
- Period Features Throughout
- Motivated Sellers
- Private South Facing Walled Garden
- Downstairs Shower Room
- EPC Rating D
- Freehold

£475,000





Positioned within in the heart of Oakham town center, is this deceptively spacious period home. Just a stone's throw away from the high street and local amenities, it couldn't be more conveniently located. This property seamlessly blends period features with modern conveniences, creating a unique and inviting home. In brief, the home comprises of a kitchen breakfast room, living room/dining room, study, downstairs shower room, storeroom, five spacious bedrooms, four-piece family bathroom, w/c, carport and south facing walled garden. With properties like this rarely coming to market, we recommend a viewing at your earliest opportunity.

As you step through the front door, you are greeted by the warmth of the entrance hallway adorned with a striking feature fireplace, offering plenty of space for shoes and coats. The entrance seamlessly flows into the spacious living room/dining room, where exposed stonework and a cozy log burner create a welcoming atmosphere. Continuing through, an inner hallway leads to a convenient downstairs shower room. The second reception room is a versatile space, currently used as a home office, with double doors opening onto the rear garden. Adjoining the office is a conveniently located storeroom, offering ample storage. Returning to the entrance hall, find the heart of the home - the kitchen breakfast room. Boasting ample base and wall units, with integral double oven and gas hob, with further space for white goods. It seamlessly connects to the stairway and a rear lobby leading to the rear garden.



To the spacious first floor landing, you'll find five well-appointed bedrooms, each offering unique character and charm. A four-piece family bathroom and a separate W/C complete the first-floor accommodation.

Externally, the property boasts a walled south-facing garden, providing a private and sunny retreat for outdoor relaxation. A carport, currently utilized for storage, adds practicality to the home.

Don't miss the opportunity to make this distinctive property your own!



Entrance Hall 3.05m x 3.23m (10'0" x 10'7")

Living/Dining Room 4.16m x 7.70m (13'7" x 25'4")

Kitchen Breakfast Room 3.04m x 4.98m (10'0" x 16'4")

Downstairs Shower Room 1.66m x 1.90m (5'5" x 6'2")

Study 4.30m x 2.92m (14'1" x 9'7")

Store Room 2.91m x 2.83m (9'6" x 9'4")



Rear Lobby 1.37m x 1.94m (4'6" x 6'5")

First Floor Landing 6.39m x 3.12m (21'0" x 10'2")

W/C 0.72m x 1.17m (2'5" x 3'10")

Family Bathroom 2.37m x 2.55m (7'10" x 8'5")

Bedroom One 5.55m x 2.75m (18'2" x 9'0")



Bedroom Two 3.27m x 4.37m (10'8" x 14'4")

Bedroom Three 3.50m x 3.03m (11'6" x 9'11")

Dressing Area 3.21m x 2.25m (10'6" x 7'5")

Bedroom Four 2.52m x 3.73m (8'4" x 12'2")

Bedroom Five 2.04m x 4.02m (6'8" x 13'2")

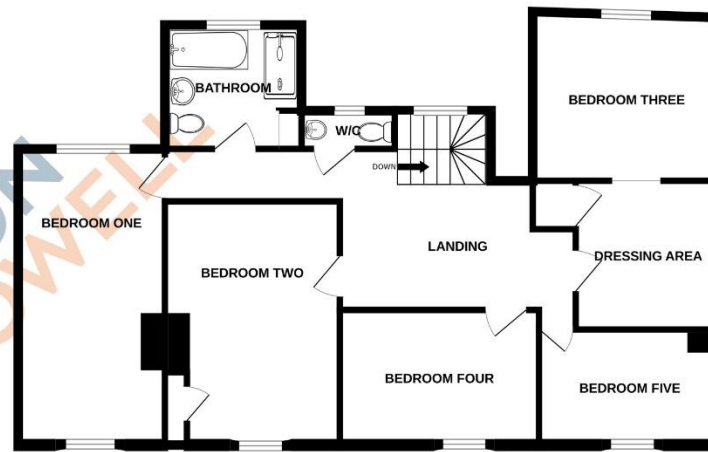
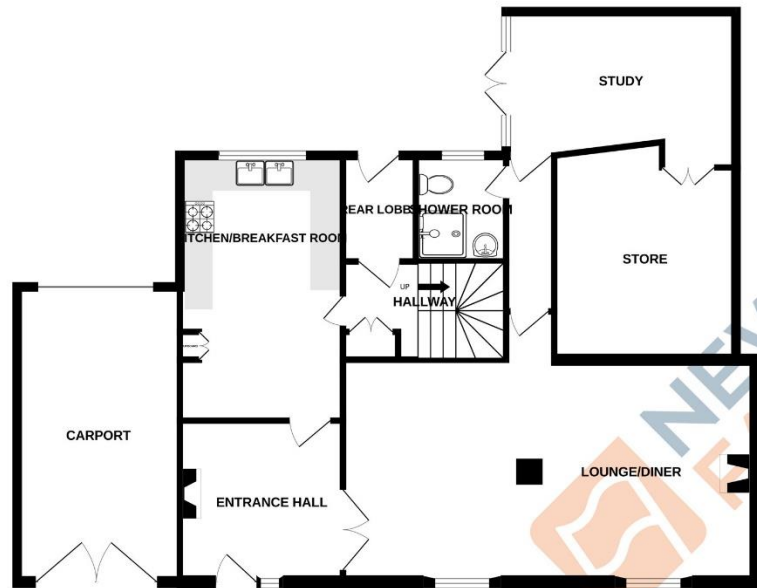




GROUND FLOOR  
1206 sq.ft. (112.1 sq.m.) approx.

1ST FLOOR  
955 sq.ft. (88.7 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: D

**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.