



**FOR SALE**  
NEWTON FALLOWELL  
01572 335005  
newtonfallowell.co.uk

6 Johnson Close, Oakham, LE15 8LL

 **NEWTON FALLOWELL**





## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Driveway Providing Off Road Parking
- Enclosed Rear Garden
- Scope for Modernisation
- Ideal First Time Purchase Or Project
- Popular Village Location
- NO CHAIN
- EPC Rating D
- Freehold

£200,000





Located in the desirable Rutland village of North Luffenham sits this three-bedroom semi-detached family home offering scope for modernisation throughout. The property would make an ideal first-time purchase or investment and offers a blank canvas for the new owner. The accommodation includes a lounge/diner, breakfast kitchen, three bedrooms described as two doubles, and a single and a family bathroom. The property sits on a good-sized plot with an enclosed rear garden and an off-road parking space via the front driveway.



Entering via the front door leads into the spacious lounge diner that features a double-glazed window to the front aspect offering a view of the street scene. The breakfast kitchen sits to the rear of the property and boasts floor-to-wall units, space and plumbing for a washing machine, and a double door and window to the rear aspect. Upstairs the property offers three bedrooms with bedrooms two and three sitting to the front of the property and featuring views to the front aspect. Bedroom one sits at the rear of the property and boasts views of the rear garden. Completing the internal accommodation is the family bathroom that provides a three-piece suite.



Externally the property sits on a good-sized plot and offers off-road parking via the front driveway. To the rear is an enclosed garden that is mainly laid to lawn with a mixture of plants and shrubs and a patio seating area.

### Room Measurements

Entrance Hall 2.15m x 1.03m (7'1" x 3'5")

Lounge/Dining Room 4.85m x 3.06m (15'11" x 10'0")

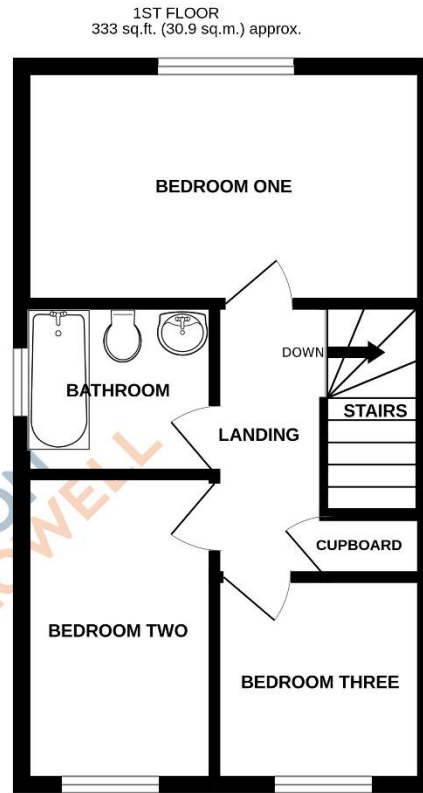
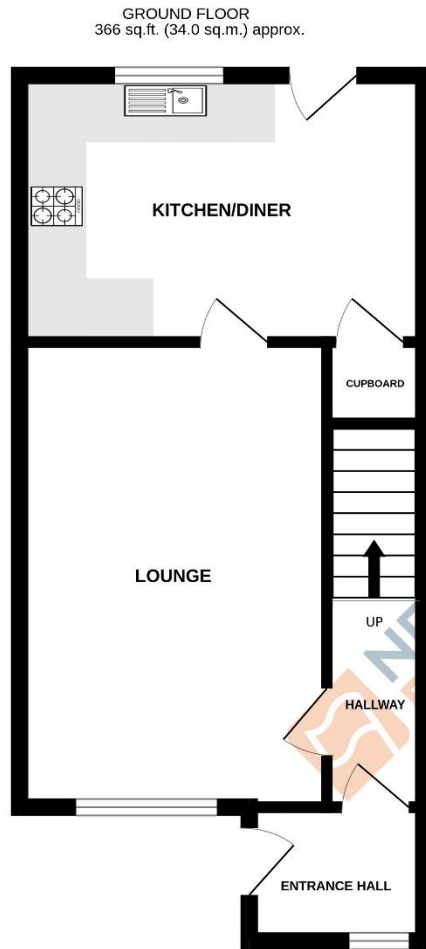
Kitchen 4.18m x 2.75m (13'8" x 9'0")

Bedroom One 4.18m x 2.82m (13'8" x 9'4")

Bedroom Two 3.02m x 1.98m (9'11" x 6'6")

Bedroom Three 2.11m x 2.07m (6'11" x 6'10")

Bathroom 1.98m x 1.74m (6'6" x 5'8")



JOHNSON CLOSE, NORTH LUFFENHAM, OAKHAM LE15

TOTAL FLOOR AREA : 698 sq.ft. (64.9 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		87 B
69-80	C		
55-68	D	60 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.