



9 Sculthorpe Close, Oakham, LE15 6FJ

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Town House
- Four Bedrooms
- Three Storey
- En-Suite To Master
- Downstairs Shower Room
- Lounge/Diner
- Garage
- Enclosed Rear Garden
- EPC Rating TBC
- Freehold

£375,000





Set within a sought-after quiet cul-de-sac, only a short walk from Oakham's historic town centre and the train station this well-presented mid-terrace townhouse is set over three floors. The property features three/four bedrooms, a spacious kitchen diner, a light and airy living room, a utility room, an en-suite shower to the master bedroom, and a further ground-floor shower room. This desirable property would make an ideal family home and should be viewed at the earliest opportunity!

Arranged over three floors, the property has a light and airy entrance hall with a built-in storage cupboard with stairs leading to the first floor and access to the utility room, bedroom three, bedroom two, and the shower/cloakroom room. Bedroom two and the utility room sit to the rear of the property and the bedroom offers double French doors out to the enclosed rear garden. Bedroom three sits to the front of the property and offers views to the front aspect. The downstairs shower room / W.C. boasts a three-piece suite and can be accessed via bedroom three or from a separate door from the hallway. From the first-floor landing, you will find the spacious living/dining room overlooking the front street scene. The breakfast kitchen sits to the rear of the property and features floor-to-wall units with an integrated hob & oven. On the third floor, you will find the master bedroom with an en-suite shower room and a built-in wardrobe, bedroom four, and a family bathroom that features a three-piece suite.

Externally the property is easy to maintain with the rear garden being laid to lawn and enclosed by timber fencing with gated rear access to the single garage. To the front of the property is a small section of lawn and an area for freestanding potted plants.

Room Measurements

Entrance Hall 3.11m x 1.18m (10'2" x 3'11")

Bedroom Three 3.10m x 2.76m (10'2" x 9'1")

Bathroom 2.59m x 1.79m (8'6" x 5'11")

Bedroom Two 3.33m x 2.76m (10'11" x 9'1")

Utility Room 1.98m x 1.90m (6'6" x 6'2")

Living Room 5.08m x 4.88m (16'8" x 16'0")

Kitchen/Dining Room 4.91m x 3.06m (16'1" x 10'0")

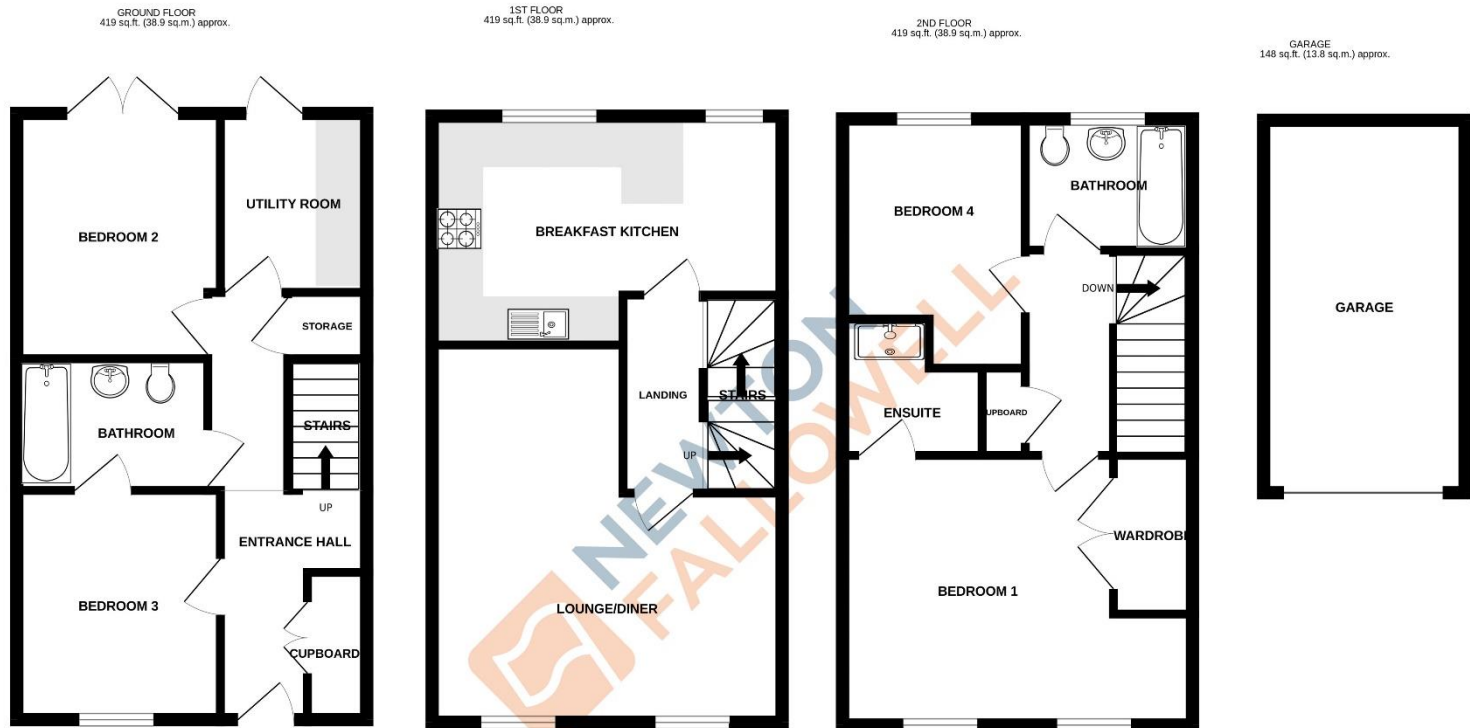
Bedroom One 4.92m x 3.41m (16'1" x 11'2")

Ensuite 1.89m x 1.85m (6'2" x 6'1")

Bedroom Four 2.72m x 2.62m (8'11" x 8'7")

Bathroom 2.26m x 1.78m (7'5" x 5'10")

Garage 5.03m x 2.72m (16'6" x 8'11")



SCULTHORPE CLOSE, OAKHAM LE156FJ

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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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.