



2 Kingfisher Close, Oakham, LE15 6ER

 **NEWTON FALLOWELL**



3 2 2

## Key Features

- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Converted Garage To Utility & Shower Room
- Conservatory
- Stunning Landscaped Low Maintenance Rear Garden
- Driveway Providing Off Road Parking
- Presented To A High Standard
- EPC Rating C

Guide price **£325,000**







Located on the popular "birds" estate this stunning three-bed detached family home offers spacious accommodation combined with a good size plot that overlooks a green space and is presented to a high standard. The accommodation briefly comprises an entrance hall, downstairs shower room, utility room, lounge, dining room, modern fitted kitchen, conservatory, three bedrooms and a family bathroom. The stunning landscaped low-maintenance rear garden creates an amazing space to relax or entertain. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall that provides access to the useful downstairs shower room, utility room, and living room. The shower room is fitted with a close coupled W.C. with half and full flush and a shower cubicle with stainless steel fittings. The utility room is positioned behind the shower room and boasts a sink and drainer, a storage cupboard, an inset storage alcove, and a door to the side aspect. Located to the front of the property is the living room that boasts a bay window to the front aspect with a mahogany window board, oak wood flooring, and a feature marble fireplace with an inset living flame coal effect gas fire. Flowing through from the living room is the dining room that offers oak wood flooring and double French doors to the conservatory. Accessed from the dining room or from the kitchen the large conservatory offers a relaxing space that boasts a glass roof with vents, a ceiling fan with lighting, mahogany window boards, and double French doors to the rear garden. Completing the downstairs accommodation is the modern fitted kitchen that boasts integrated appliances including an inset gas hob, integrated oven, mosaic-style tiled splashbacks, space and plumbing for a dishwasher, and a double-glazed window to the rear aspect. Upstairs the property offers three bedrooms described as two double and a single. Bedrooms one and three sit to the front of the property with bedroom one boasting a large built-in wardrobe and both offering a view to the front aspect. Bedroom two and the family bathroom sit to the rear of the property with bedroom two offering a view to the rear aspect. The family bathroom is fitted with a four-piece suite including a large corner shower.



Externally the property sits well on the plot with green space to the front and a landscaped south-facing low-maintenance garden including a large patio area to the rear.





### Room Measurements

Entrance Hall 1.67m x 2.51m (5'6" x 8'2")

Shower Room 1m x 1.98m (3'4" x 6'6")

Utility Room 1.76m x 2.53m (5'10" x 8'4")

Lounge 3.44m x 4.21m (11'4" x 13'10")



Dining Room 2.68m x 2.89m (8'10" x 9'6")

Kitchen 2.66m x 2.99m (8'8" x 9'10")

Conservatory 3.68m x 4.24m (12'1" x 13'11")

Bedroom One 2.98m x 3.13m (9'10" x 10'4")

Bedroom Two 3.11m x 3.33m (10'2" x 10'11")



Bedroom Three 2.16m x 2.96m (7'1" x 9'8")

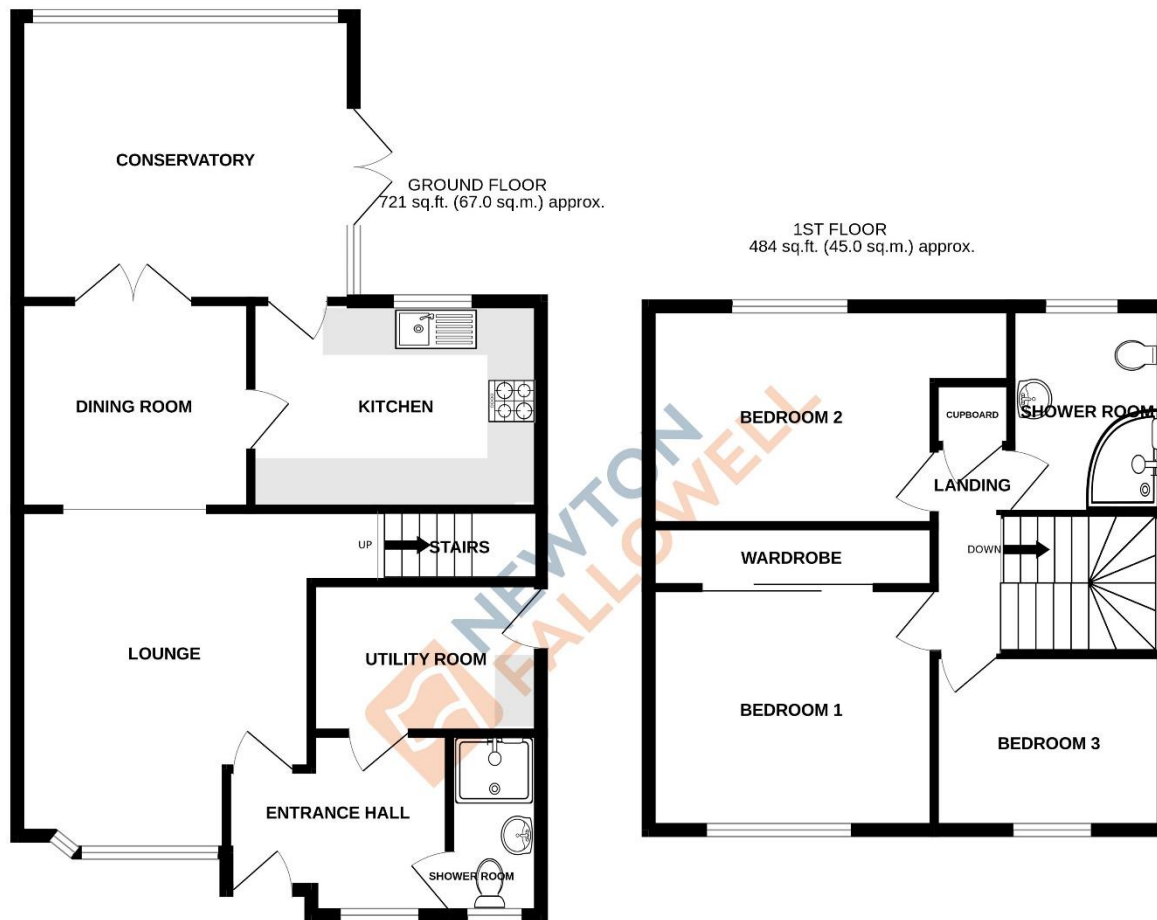
Shower Room 1.95m x 2.72m (6'5" x 8'11")











KINGFISHER CLOSE, OAKHAM LE156ER

TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
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.