



15 Braunston Road, Oakham, LE15 6LD

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Extended Three/Four Bedroom Detached Bungalow
- Three Spacious Double Bedrooms
- Large Reception Hall and Two Further Reception Rooms
- Characterful Period Features
- Driveway Parking For Several Vehicles
- Generous Private Garden
- Walking Distance To Town Centre and Local Amenities
- NO ONWARD CHAIN!
- EPC Rating D

Guide price £400,000 - £420,000

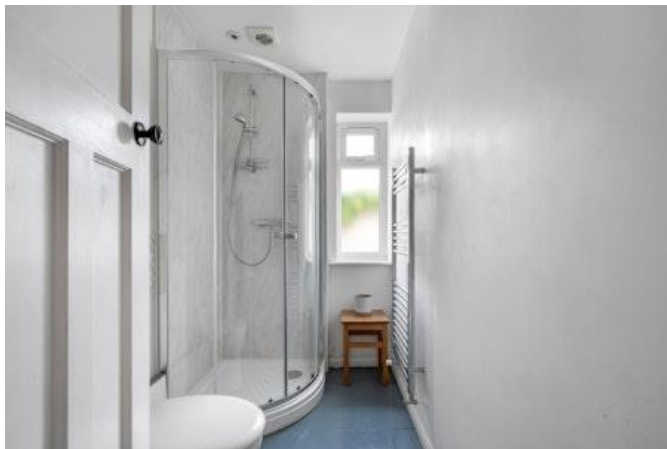




**** GUIDE PRICE £400,000 - £420,000 ****

This characterful three/four bedroom detached bungalow is offered to the market with NO ONWARD CHAIN, presenting a rare opportunity for those looking for a spacious bungalow within walking distance to the town centre. The bungalow boasts many period features, light and spacious living accommodation and a superb garden, with a large lawn area, patio and space for a vegetable garden.

Approaching the property there is ample parking for several vehicles provided by a private driveway which continues to one side of the property. The remaining frontage offers an expanse of lawn, raised planted rockery bed and an inset pathway leading to the front door. The reception hall is spacious and large enough to accommodate a home office space, dining room or to be used as an additional living area. From here there is access to most of the rooms. The living room offers an original fireplace and window overlooking the front garden. There is a further sitting room/bedroom four which also overlooks the front aspect. There is a rear hall meeting bedroom one with dressing area, a 3 piece bathroom and second bedroom with fitted wardrobes. The side hallway leads to the side entrance from the driveway and has a door to the kitchen breakfast room, utility room a separate shower room and further bedroom/family room which leads out to the garden. The kitchen offers plentiful space for a dining table with space and plumbing for a washing machine, dishwasher, and fridge/freezer. A freestanding electric oven currently occupies the space within the chimney breast, but this also would be the perfect place to fit a range style cooker.



To the rear of the property is a generous private garden with a gravelled seating area, useful storage sheds, a generous expanse of lawn with inset shrub planted borders and a further lower garden perfect for a vegetable garden.



Room Measurements

Reception Hall 4.93m x 4.06m (16'2" x 13'4")

Living Room 4.22m x 3.96m (13'10" x 13'0")

Sitting Room 3.33m x 3.33m (10'11" x 10'11")

Kitchen 4.27m x 3.96m (14'0" x 13'0")



Bedroom One 6.91m x 3.05m (22'8" x 10'0")
(Narrowing to 2.41m)

Bedroom Two 3.61m x 3.56m (11'10" x 11'8")
(Plus Wardrobes)

Bathroom 2.11m x 1.93m (6'11" x 6'4")

Bedroom Three/Family Room 3.63m x 3.05m
(11'11" x 10'0")



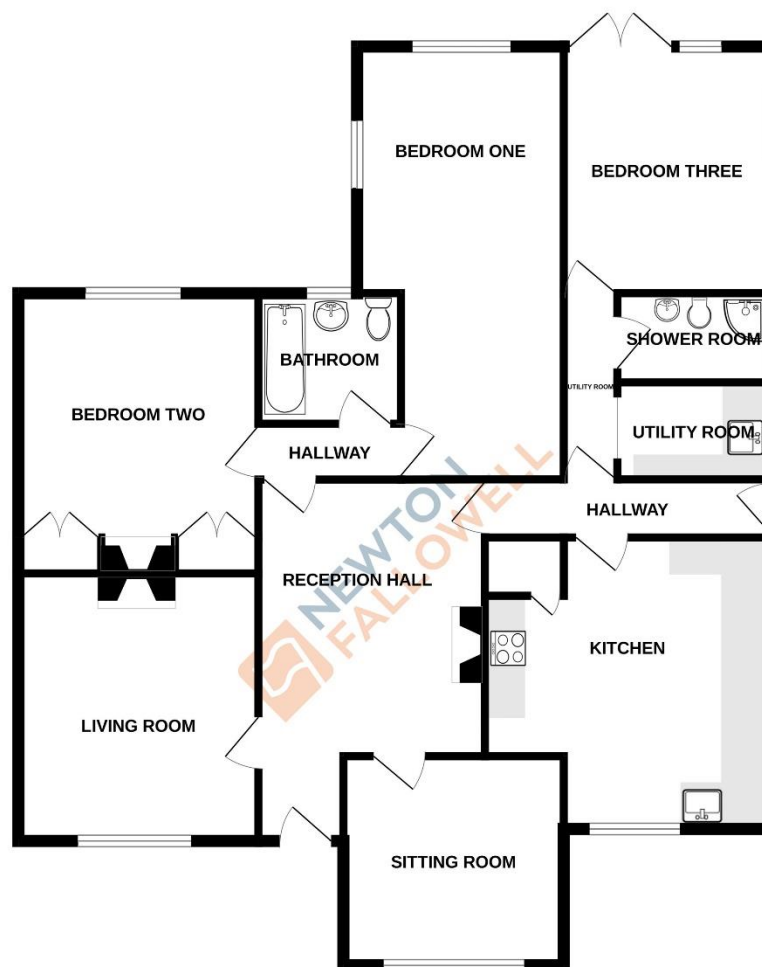
Shower Room 2.36m x 1.32m (7'8" x 4'4")

Utility Room 2.36m x 1.5m (7'8" x 4'11")





GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



15 BRAUNSTON ROAD, OAKHAM

TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 £62 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.