



140 Cold Overton Road, Oakham, LE15 6NU

 **NEWTON FALLOWELL**

 3  1  2

Key Features

- Well Positioned Semi-Detached Home
- Two Double Bedrooms & One Single Bedroom
- Scope For Modernisation & Personalisation
- Excellent Dual Aspect Living Accommodation
- Generous Front & Rear Plot
- Ideal Solution For Investors & First Time Buyers
- Close Proximity To Local Amenities & Oakham Train Station
- EPC Rating C
- Freehold

£225,000





Set within a generous plot on Cold Overton Road, Oakham, this three-bedroom semi-detached property presents an excellent opportunity for those seeking a well-located family home with scope for light modernisation. Enjoying a well-maintained garden and practical internal layout, the home offers great potential to enhance and personalise, all within easy reach of local highly regarded schools, shops, and public transport links.

Upon entering the property via the entrance hall, you are greeted with a ground floor cloakroom and access to both the main living room and kitchen. The dual aspect living room is bright and spacious, with a pleasant outlook onto the rear garden. A separate dining room provides the ideal setting for family meals or entertaining, while the adjacent kitchen enjoys a practical layout with ample unit space and direct access to the front garden.

Upstairs, the central landing leads to three well-proportioned bedrooms, all benefiting from natural light and built-in storage. The family bathroom and a separate WC provide utility for the bedrooms and complete the upper-level accommodation.

Externally, the property boasts a well-kept rear garden with mature planting, lawn, and space for seating or outdoor dining. The generous frontage provides excellent potential for further landscaping, subject to the necessary consents.

Positioned in a desirable part of Oakham, this home is ideal for buyers looking to put their own stamp on a property with solid fundamentals and a strong location. Early viewing is advised to appreciate the full potential on offer.





Room Measurements

Entrance Hall 2.88m x 1.26m (9'5" x 4'1")

WC 1.81m x 0.97m (5'11" x 3'2")

Kitchen 3.19m x 2.88m (10'6" x 9'5")

Dining Room 2.74m x 2.62m (9'0" x 8'7")

Living Room 5.6m x 3.1m (18'5" x 10'2")

Bedroom One 3.93m x 3.11m (12'11" x 10'2")

Bedroom Two 3.56m x 2.96m (11'8" x 9'8")

Bedroom Three 2.8m x 2.51m (9'2" x 8'2")

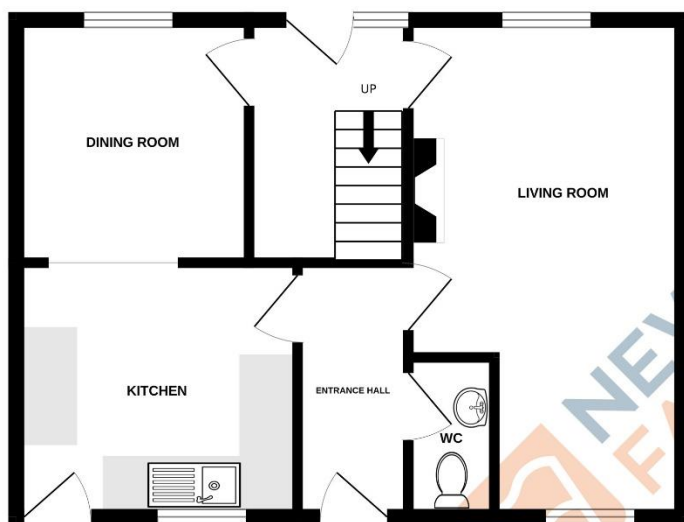
Bathroom 2.2m x 1.78m (7'2" x 5'10")

WC 1.65m x 0.89m (5'5" x 2'11")

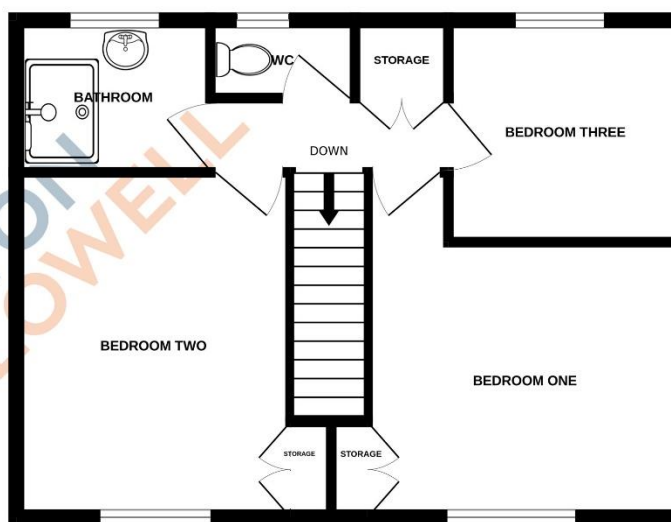




GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



COLD OVERTON ROAD, OAKHAM, LE15 6NU

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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		
69-80	C	77 C	79 C
55-68	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.