

Oakham Close, NN14 2FH

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



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- Three Bedrooms
- 5.3m (17'6" re-fitted Kitchen/Breakfast room with integrated appliances
- Extended 8m (26') Lounge/dining room
- Re-fitted Bathroom suite
- Gas Central Heating
- Downstairs Cloakroom W.C
- Good size garden
- Cul-De-Sac position

PRICE
£239,950

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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PRICE £239,950 FREEHOLD

**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** VIEWING RECOMMENDED within this superb modern THREE bedroom much improved semi-detached Family home with ample parking to front and good size private enclosed garden to rear all set within pleasant Cul-de-sac.

Gas central heated via HIVE system and Upvc double glazed; Reception hall, cloakroom W.C, extended 8m (26') Lounge/Dining room with double doors on to rear garden. Impressive rear fitted 5.3m (17' 6") re-fitted Kitchen/breakfast room with integrated oven, hob, microwave/grill, dishwasher and 50/50 Fridge and freezer. Landing to re-fitted Bathroom suite with shower over and three bedrooms.

Block paved parking and c. 13m (42') rear garden with patio, decking area and shed.

VIEWING HIGHLY RECOMMENDED

AGENTS NOTE

Agents Note - Please note that the seller of this property is related to the Director of the Selling Agent

ENTRANCE HALL

Via composite double glazed style panelled door, laminated wood block style flooring, stair case raising to first floor landing, radiator, ceiling coving, double power point and panelled door to good size Lounge/Dining Room and refitted Cloakroom/Wc

CLOAKROOM/WC

Comprising refitted close coupled Wc and pedestal wash hand basin with tiled surrounds, single panelled radiator and opaque double glazed window to front

LOUNGE/DINING ROOM

25'11" x 14'10" narrowing to 8'4" (7.9m x 4.54m narrowing to 2.55m) Having double glazed double doors offering outlook and access to good size private rear garden, ceiling coving, under stairs storage cupboard and light, radiators and doorway to Kitchen

KITCHEN

17'4" x 7'6" (5.3m x 2.30m) Offering a comprehensive range of refitted high and base level cupboard units with drawer space and work surface areas, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher and fridge/freezer, built in microwave/grill and oven, four ring hob and concealed extractor, further appliance space to include plumbing for automatic washing machine, laminated wood block style flooring, double glazed window to front, insect ceiling spot lights, vertical radiator, double glazed door to rear garden and island providing further cupboards space and matching worktops

LANDING

Having boarded loft space and double power point panelled doors to Three Bedrooms and Bathroom

BEDROOM ONE

12'7" x 9'8" (3.85m x 2.97m) Having double glazed window to front with single panelled radiator under and double twin built in wardrobes providing extensive range of clothes hanging and shelving space as well as built in boiler cupboard providing additional storage, feature wall panelling and ceiling coving

BEDROOM TWO

8'9" x 7'10" (2.69m x 2.41m) Having double glazed window to rear, single panelled radiator and ceiling coving

BEDROOM THREE

6'1" x 7'10" (1.87m x 2.41m) Having double glazed window to rear and single panelled radiator, ceiling coving

BATHROOM

Refitted three piece suite comprising Wc, inset vanity wash hand basin with cupboards under, panelled bath with screen and shower over, wall mounted radiator/towel rail, laminated wood block style flooring and opaque double glazed window to side, ceiling spot lights

OUTSIDE FRONT

The property enjoys sizeable gardens with the front being mainly grassed and open plan, block paved parking for several vehicles and porch way to entrance door

OUTSIDE REAR

The rear garden is additional feature to the property having an immediate paved patio, stepping on to grassed areas and raised decking all being enclosed with panelled fencing, timber shed and doors front Lounge/Dining Room ad Kitchen



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