



Partridge Way Oakham, LE15 6BX

This extremely well presented, newly refurbished, 4-bedroom, 2 bathroom detached family home sits toward the end of this quiet cul-de-sac in this highly sought after area of Oakham. With a generous entrance hall, 2 good sized receptions, a modern kitchen, with separate utility, downstairs cloakroom and an ample conservatory the flexible accommodation really must be viewed to be appreciated. Outside the property benefits from a S-Facing rear garden, private driveway, and single garage to the front. The property has been fully refurbished with new carpets and redecoration throughout.

£1,695 PCM

Partridge Way

Oakham, LE15 6BX



- 4 Bedroom Detached Family Home
- Well Presented Throughout - New Carpets and Full Redecoration
- Available Now
- 2 Reception Rooms & Sun Room
- Well Appointed Kitchen
- En Suite & Family Bathroom
- Established Gardens
- Driveway Parking for 2 & Single Garage
- Please Refer to Attached KFB For Material Information Disclosures

Entrance Hall

6'5" x 15'5" (1.96m x 4.70m)

Living Room

10'10" x 17'1" (3.30m x 5.21m)

Dining Room

8'8" x 9'8" (2.64m x 2.95m)

Kitchen

10'1" x 9'8" (3.07m x 2.95m)

Utility

5'9" x 5'11" (1.75m x 1.80m)

Conservatory

15'7" x 9'0" (4.75m x 2.74m)

Landing

9'2" x 11'6" (2.79m x 3.51m)

Bedroom 1

15'2" x 11'4" (4.62m x 3.45m)

En Suite

9'10" x 5'2" (3.00m x 1.57m)

Bedroom 2

9'11" x 10'1" (3.02m x 3.07m)

Bedroom 3

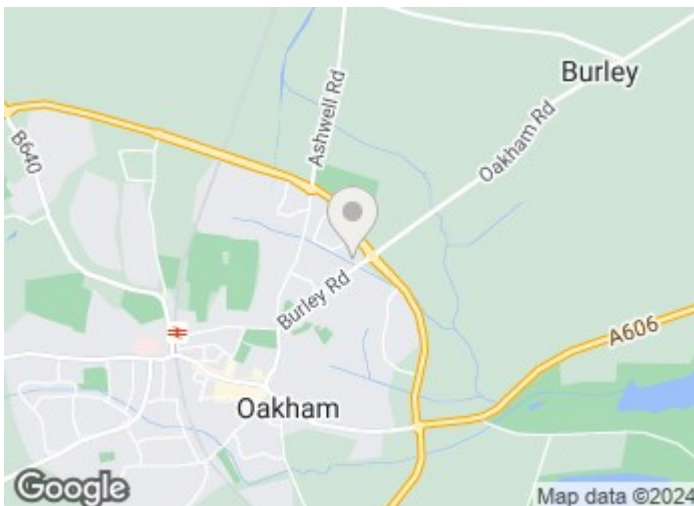
7'9" x 9'0" (2.36m x 2.74m)

Bedroom 4

7'0" x 6'11" (2.13m x 2.11m)

Family Bathroom

7'7" x 6'11" (2.31m x 2.11m)

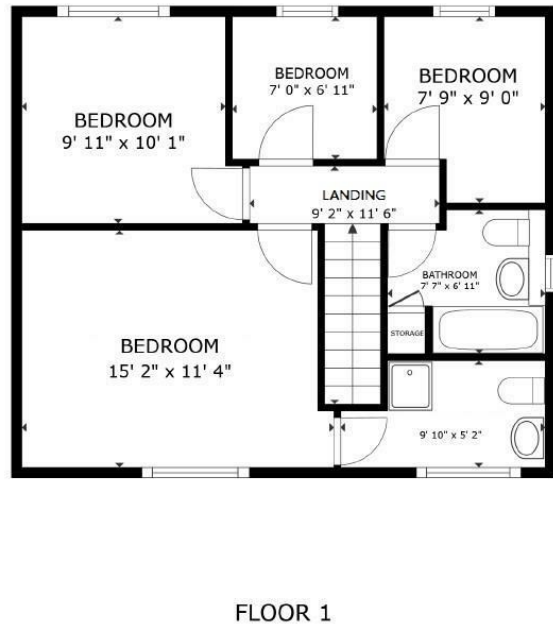
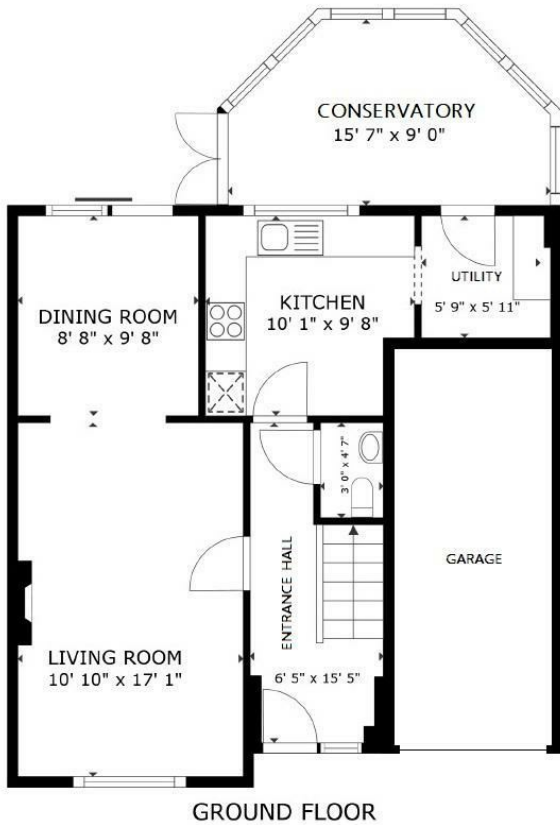


Directions

Please use the following postcode for Sat Nav guidance - LE15 6BX



Floor Plan



GROSS INTERNAL AREA
 GROUND FLOOR 520 sq.ft. FLOOR 1 547 sq.ft.
 EXCLUDED AREAS : SUN ROOM 119 sq.ft.
 TOTAL : 1,068 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	