



21 Sculthorpe Close, Oakham, LE15 6FJ

 NEWTON FALLOWELL



## Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Breakfast Kitchen
- Spacious Master Bedroom
- Enclosed Rear Garden
- Walking Distance To The High Street
- Popular Location
- EPC Rating C
- Freehold

£260,000





Situated within the sought-after Sculthorpe Close is this delightful semi-detached bungalow. Boasting two spacious bedrooms, perfectly suited for comfortable living. The accommodation features a welcoming lounge/diner, a bright breakfast kitchen, and a well-appointed family bathroom. Within a walking distance to Oakham's high street, train station and local amenities, this property is not one to miss!



Upon entry, you are greeted by a welcoming entrance hall that guides you to the two double bedrooms situated at the front. The three-piece bathroom is well appointed and in good condition. The heart of the home lies to the rear, with the living accommodation. The kitchen is equipped with a range of floor-to-ceiling units and provides seamless access to the rear garden, offering a picturesque. The spacious lounge, boasting ample natural light, creates an inviting ambiance.



Externally, the property is complemented by a generous driveway providing ample off-road parking. The fully enclosed rear garden features a well-maintained lawn and a patio seating area, perfect for al fresco dining.

## Room Measurements

Entrance Hall 4.45m x 1.31m (14'7" x 4'4")

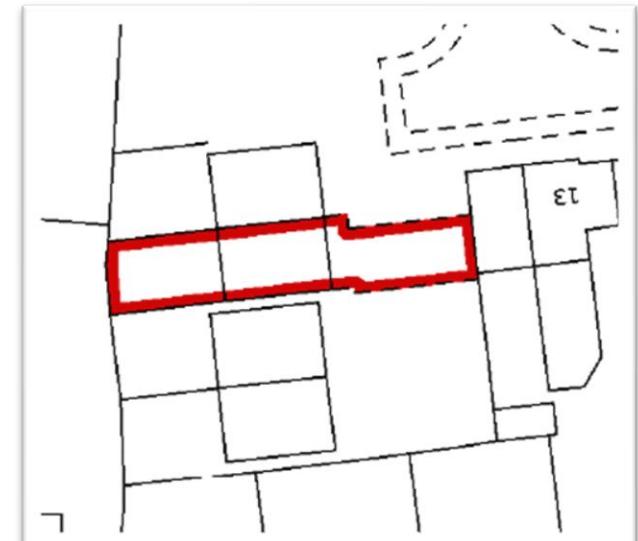
Bedroom One 4.54m x 2.68m (14'11" x 8'10")

Bedroom Two 3.78m x 2.04m (12'5" x 6'8")

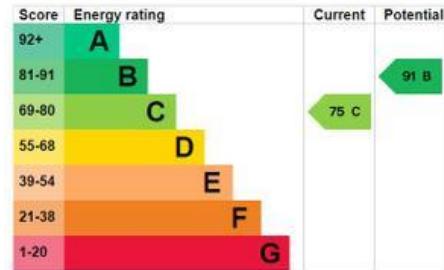
Bathroom 2.18m x 1.78m (7'2" x 5'10")

Lounge 4.68m x 3.07m (15'5" x 10'1")

Kitchen 3.14m x 3.12m (10'4" x 10'2")



GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



#### 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.

SCULTHORPE CLOSE, OAKHAM LE156FJ

TOTAL FLOOR AREA: 612 sq ft. (56.8 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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