



109 Braunston Road, Oakham, LE15 6LF

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Detached Family Home
- Three Spacious Bedrooms
- Three Reception Rooms
- Modern Conservatory
- Integral Garage & Driveway Providing Off Road Parking
- Large Enclosed Rear Garden
- Sought After Area & Close to Local Amenities
- Potential To Extend (Subject To Relevant Planning Permissions)
- EPC Rating D
- Freehold

£340,000





Positioned within a desirable plot on the popular Braunston Road is this modern three bedroom detached family home, which has been well kept to a high standard throughout by the current owners. The property offers flexible accommodation throughout and boasts three reception rooms, kitchen, downstairs cloakroom, utility/ shower room, three spacious bedrooms and a family bathroom. Situated within easy access of the town's local amenities and desirable schools, the property further offers driveway parking, integral garage and private rear garden.

As you enter the property through the front door, the entrance hall is an inviting space, with doors leading into the downstairs accommodation and the stairs flow to the first floor landing. Both the WC and living room sit to the front of the property. The living room features a large window overlooking front aspect and a log burning stove serves as a focal point to the room. Double doors flow nicely into the dining room, which opens into the conservatory where you have picturesque views of the rear garden. The modern light and airy kitchen, with floor to wall base units and built in appliances sits to the rear of the property. The snug, utility/ shower room and integral garage are easily accessed via the kitchen. This is a usable space to have as a separate annex, if required and can be accessed via a separate front door. From the first-floor landing there are three spacious bedrooms, described as two large doubles and one small double. The master and second bedroom feature built in storage. The upstairs is finished with a modern family bathroom.



The property is set back from Braunston Road and features driveway parking for several cars and an integral garage. The private rear garden is enclosed by brick walls and timber fencing. This property will not be around for long, so we suggest a viewing at the earliest convenience to avoid missing out!



Room Measurements

Entrance Hall 4.13m x 1.23m (13'6" x 4'0")

Living Room 4.2m x 3.6m (13'10" x 11'10")

Dining Room 3.4m x 2.7m (11'2" x 8'11")

Conservatory 2.82m x 2.01m (9'4" x 6'7")

Kitchen 2.85m x 2.54m (9'5" x 8'4")

WC 1.47m x 0.83m (4'10" x 2'8")

Snug 3.46m x 2.41m (11'5" x 7'11")

Shower Room/Utility Room 2.54m x 1.5m (8'4" x 4'11")

Garage 5m x 2.5m (16'5" x 8'2")

First Floor Landing 2.48m x 2.18m (8'1" x 7'2")

Bedroom One 4.2m x 3.6m (13'10" x 11'10")

Bedroom Two 3.88m x 3.1m (12'8" x 10'2")

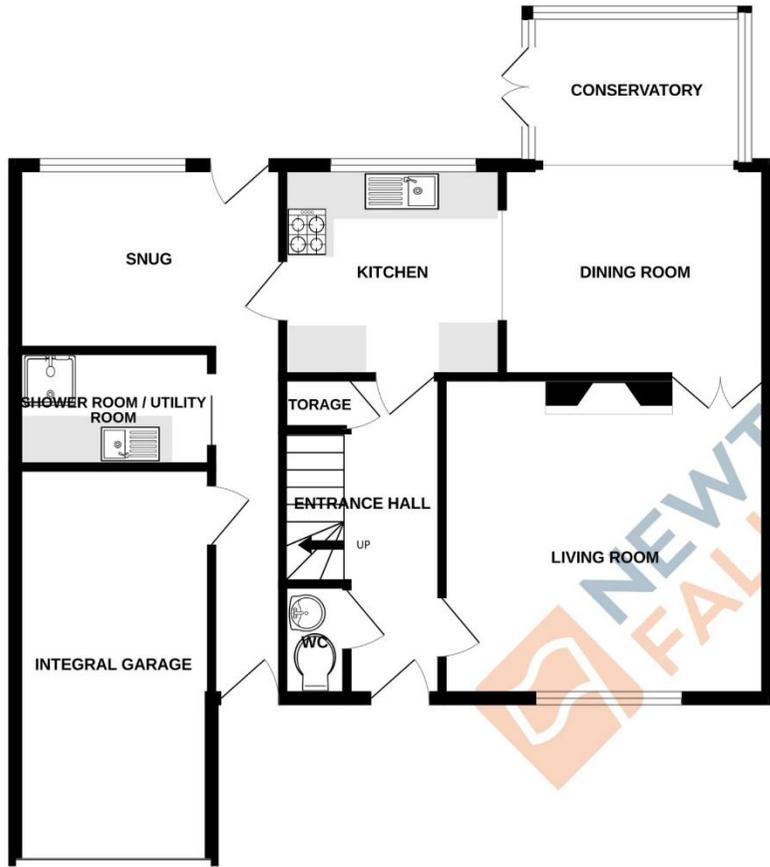
Bedroom Three 2.88m x 2.81m (9'5" x 9'2")

Bathroom 2.45m x 1.78m (8'0" x 5'10")

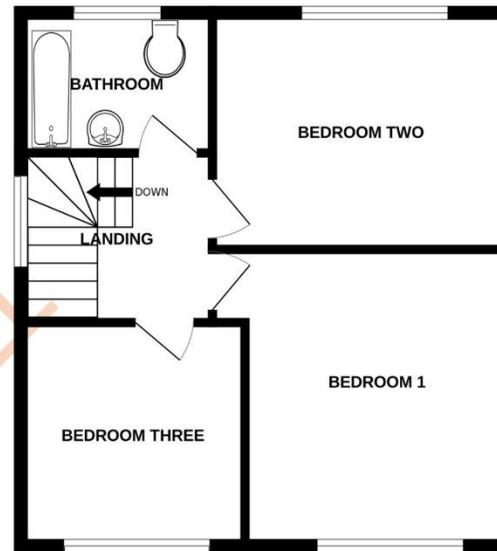




GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



BRAUNSTON ROAD, OAKHAM, LE15 6LF

TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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	67 D	
39-54	E		
21-38	F		
1-20	G		

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 £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.