



54 Coleridge Way, Oakham
£240,000

 **NEWTON FALLOWELL**

54 Coleridge Way

Oakham

NO ONWARD CHAIN

Positioned within a convenient and well-established location, within walking distance of the town centre and local schooling, this well-presented three bedroom semi-detached townhouse offers versatile accommodation arranged across three floors, ideally suited to modern living.

The property is entered via an entrance hall, providing access to the principal ground floor rooms and staircase rising to the first floor. To the front, the kitchen offers a practical layout with a good range of storage and work surfaces. To the rear, the living room spans the width of the property, forming a light and comfortable reception area with French doors opening directly onto the garden, naturally connecting indoor and outdoor living.

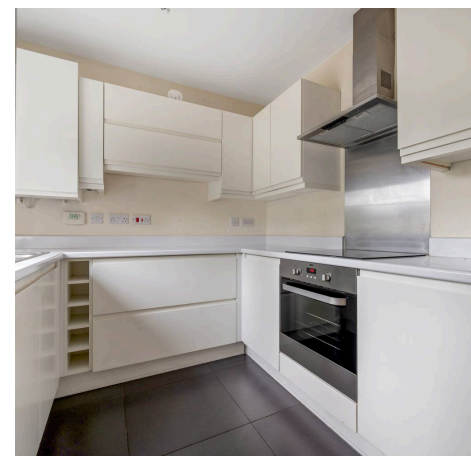
Completing the ground floor is a useful utility room, providing additional storage and functionality, with scope to be reconfigured back into a cloakroom if required.

The first floor provides two well-proportioned bedrooms alongside the main family bathroom, all accessed from a central landing. The arrangement continues to the second floor, where the principal bedroom occupies the entire level, creating a more private suite with built-in storage and a modern en-suite shower room.

Externally, the property benefits from a west-facing rear garden, designed with a patio seating area adjoining the house and a lawn beyond. A particularly practical advantage is the direct side access into the garden, a feature not commonly found with this style of property. The garage is positioned adjacent to the rear of the garden, offering further convenience and clear potential to create direct access if desired, enhancing its usability.

Council Tax band: C

Tenure: Freehold





Entrance Hall

7' 10" x 3' 6" (2.39m x 1.07m)

Utility Room

4' 8" x 3' 4" (1.42m x 1.02m)

Kitchen

7' 10" x 7' 10" (2.39m x 2.39m)

Living Room

15' 3" x 11' 2" (4.65m x 3.40m)

First Floor Landing

7' 11" x 6' 9" (2.41m x 2.06m)

Bedroom Two

10' 3" x 8' 2" (3.12m x 2.49m)

Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.85m)

Lobby to Master Bedroom

6' 9" x 4' 8" (2.06m x 1.42m)

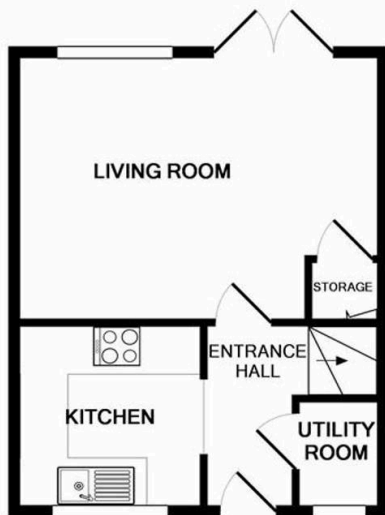
Bedroom One

12' 0" x 8' 10" (3.66m x 2.69m)

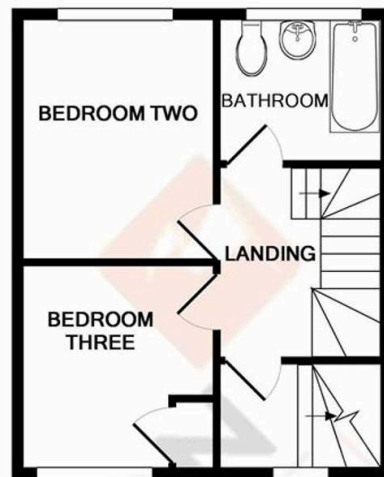
Ensuite

6' 1" x 6' 1" (1.85m x 1.85m)





GROUND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

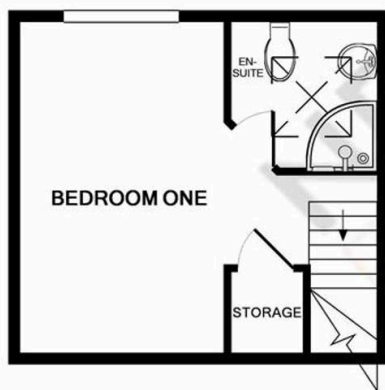


1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

Newton Fallowell - Oakham

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