



101 Welland Way, Oakham, LE15 6SZ

 **NEWTON FALLOWELL**



## Key Features

- Detached Family Home
- Four Bedrooms With Separate Dressing room
- Family Bathroom & Downstairs W/C
- Three Reception Rooms Including Excellent Conservatory
- Contemporary & Generously Sized Kitchen / Breakfast Room
- Off-Street Parking via Extensive Front Driveway
- Integral Single Garage
- Private & Lovingly Maintained Rear Garden
- EPC Rating B
- Freehold

£435,000





**\*\* GUIDE PRICE £450,000 - £465,000 \*\***

Positioned in the popular area of Welland Way, Oakham, this spacious four-bedroom detached family home offers well-planned accommodation with generously proportioned reception spaces, an impressive conservatory, and a beautifully maintained garden — all within easy reach of highly regarded local schools, amenities, shops, and public transport links.

Entering via the property's entrance hall, guests are greeted by a spacious dining room, which is served by a useful downstairs w/c, and is adjoined by the property's well-fitted and spacious kitchen / breakfast room. The kitchen / breakfast room is fitted with modern appliances and benefits from a traditional yet contemporary finish. Two large windows provide a light and airy feel to the kitchen, providing excellent views to the garden outside.

Moving through the property, guests will be led into two excellently sized reception rooms. Primarily, an extensive living room, which spans the entire length of the property, provides ample space for family entertaining and relaxing. To the rear of the property lies a generous conservatory, providing yet further space for relaxation.

Upstairs, the property boasts four well-sized bedrooms, including a particularly generous master bedroom with an adjoining dressing room. The remaining bedrooms are served by a family bathroom and are accessed from a practical central landing.

Externally, the property is set back from the road behind an extensive front driveway, providing ample off-road parking for three vehicles. The rear garden is a particular highlight, lovingly maintained and offering a delightful space for outdoor living.

This is a fantastic opportunity to acquire a substantial family home in a sought-after part of Oakham. Early viewing is highly recommended.





### Room Measurements

Entrance Hall 1.81m x 0.99m (5'11" x 3'2")

WC 1.6m x 0.9m (5'2" x 3'0")

Dining Room 5.15m x 3.76m (16'11" x 12'4")

Kitchen 5.15m x 3.2m (16'11" x 10'6")

Hallway 4.5m x 1.74m (14'10" x 5'8")



Living Room 9.26m x 4.07m (30'5" x 13'5")

Conservatory 5.81m x 3.22m (19'1" x 10'7")

Garage 4.8m x 1.68m (15'8" x 5'6")

Bedroom One 5.75m x 4.85m (18'11" x 15'11")

Dressing Room 5.7m x 2.3m (18'8" x 7'6")



Bedroom Two 3.5m x 3m (11'6" x 9'10")

Bedroom Three 2.8m x 2.6m (9'2" x 8'6")

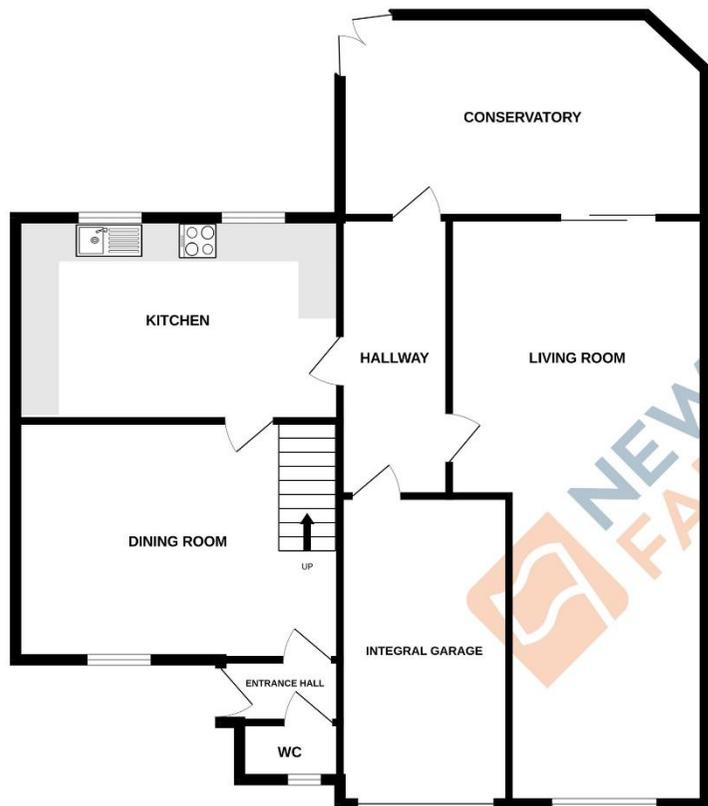
Bedroom Four 2.64m x 2.07m (8'8" x 6'10")

Bathroom 2.42m x 1.7m (7'11" x 5'7")





GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2014 sq.ft. (187.2 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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: D

**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.