

13 Nightingale Way, Oakham

In Excess of £250,000

NEWTON FALLOWELL

13 Nightingale Way

Oakham

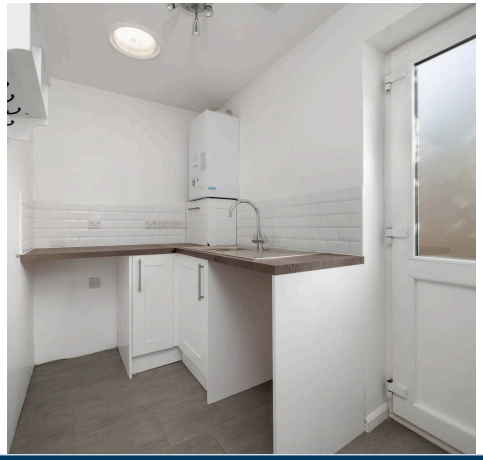
This beautifully extended three-bedroom semi-detached home offers a bright, modern interior in a sought-after location. Offered to the market with no onward chain, the property presents an excellent opportunity for a range of buyers, including first-time purchasers, growing families, downsizers and those looking for a spacious home ready to move into and enjoy.

The spacious kitchen extension is a standout feature, bringing a contemporary feel to the property and creating a welcoming setting for everyday life. Its bright atmosphere and generous proportions offer scope to arrange the space around your needs, whether preparing meals, enjoying time together or entertaining guests. A utility room adds practicality, providing a dedicated area for household tasks and helping to keep the main kitchen space organised. The ground floor also benefits from a WC, a convenient addition for residents and visitors alike. Upstairs, three versatile bedrooms offer flexibility for a variety of lifestyles. They could be arranged as sleeping accommodation, with the option to use one as a home office, dressing room or hobby space, depending on your requirements. The property presents a blank canvas opportunity, allowing a buyer to introduce their own choice of colours, furnishings and finishing touches. With its combination of an extended kitchen, useful additional facilities and adaptable bedrooms, this is a home with plenty of potential to suit changing needs. Its position in a sought-after area adds to the appeal, while the absence of an onward chain is a further advantage for buyers looking to plan their move.

Outside, the property benefits from convenient off-street parking, alongside an enclosed rear garden featuring a paved patio, gravelled pathways, raised timber flower beds and a wooden pergola. A separate decked seating area, mature trees and established planting add further character and interest.















Living Room
15' 10" x 10' 4" (4.83m x 3.15m)

Kitchen/Dining Room
19' 11" x 19' 3" (6.07m x 5.88m)

Utility Room
8' 8" x 5' 7" (2.65m x 1.71m)

WC
5' 7" x 3' 3" (1.71m x 1.00m)

First Floor Landing
9' 0" x 6' 3" (2.75m x 1.91m)

Bedroom One
11' 7" x 8' 8" (3.53m x 2.65m)

Bedroom Two
10' 0" x 7' 5" (3.06m x 2.26m)

Bedroom Three
6' 10" x 6' 3" (2.09m x 1.91m)

Bathroom
7' 5" x 5' 10" (2.26m x 1.78m)

Council Tax band: B

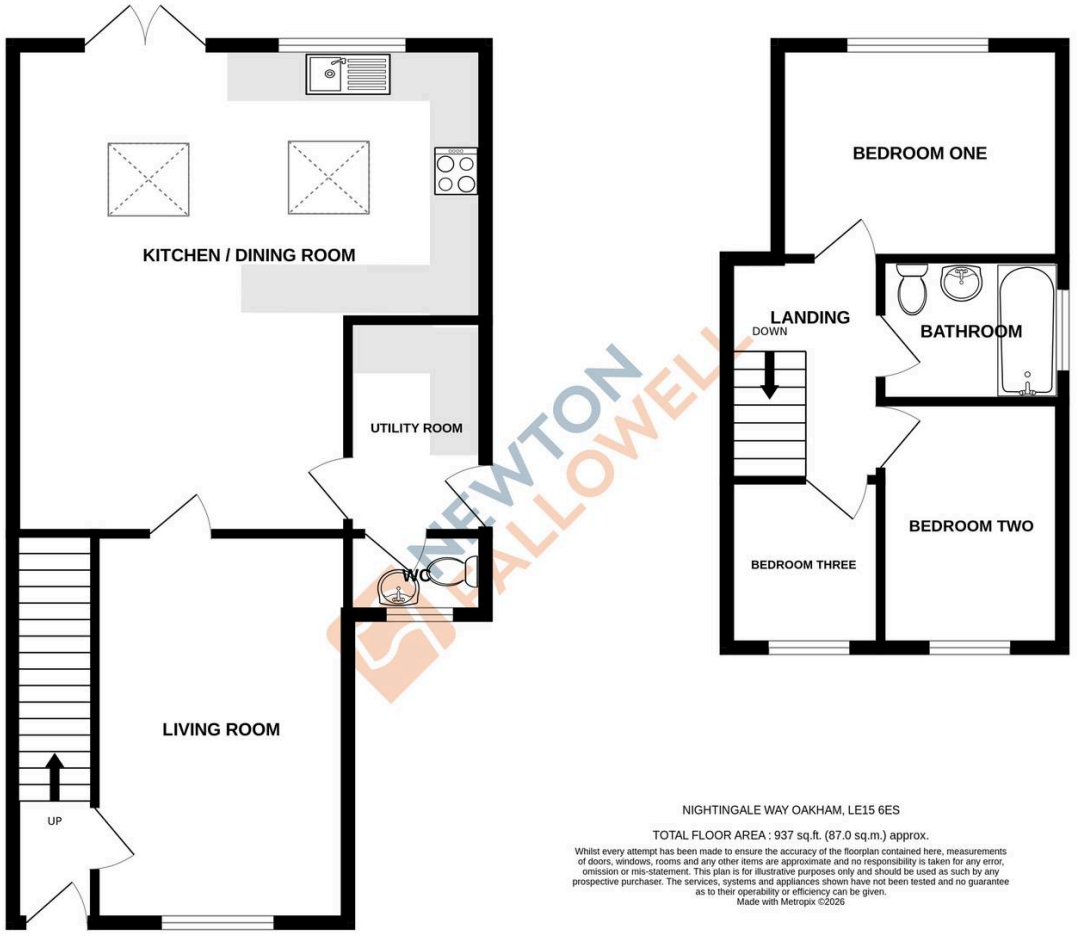
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



NIGHTINGALE WAY OAKHAM, LE15 6ES

TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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Newton Fallowell Oakham

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