



16 Livingstone Close, Oakham, LE15 6FN

 **NEWTON FALLOWELL**



Key Features

- Immaculately Presented Four-Bedroom Detached Home
- Flexible Ground-Floor Layout With Multiple Reception Areas
- Modern extended Kitchen Diner
- Two Double Bedrooms Including En-Suite To Master
- Large Landscaped Rear Garden
- Single Garage and Parking For Two Or More Vehicles With EV Charger
- Large array of Income-Generating Solar Panels
- Strong Commuter Location With Excellent Transport Links
- EPC Rating A

Offers in Excess of £475,000





Nestled within the desirable Livingstone Close, Oakham, this immaculately presented four-bedroom detached residence offers a thoughtfully designed layout, finished to a high standard, which maximises scope for indoor/outdoor sociable living.

The ground floor welcomes you with a generous entrance hall leading to multiple reception areas, including a bright and airy living room to the front, a second reception room which is currently utilised as an office space, and the heart of the home - a well-appointed kitchen with extended dining area. Enhanced by a stylish rear extension that opens directly onto the beautifully maintained garden, this seamless transition between indoor and outdoor spaces creates a perfect setting for entertaining, particularly during the warmer months. Additional ground floor features include a utility room and ground-floor WC.

Upstairs, the property boasts four bedrooms, two of which are spacious doubles. The master bedroom benefits from a modern En-suite shower room and a range of built in wardrobes. Bedrooms two and four also have built in wardrobe space and bedroom three has access to eaves storage. A family bathroom and large airing cupboard complete the first floor layout.

Externally the property continues to impress. The larger than average rear garden offers both a formal area with lawns and well stocked borders as well as a more informal and woodland area. There is a large patio which is ideal for entertaining and a separate utility and storage area. To the front there is a driveway and off street parking for two or more vehicles as well as a single garage. There is a large array of 16 income generating solar panels as well as a battery and EV charging point which offer both environmental and financial benefits.

Conveniently located for commuters, the property enjoys excellent access to both road and rail networks, making travel to nearby towns and cities straightforward. This superb home represents a rare blend of style, sustainability, and practicality in a prime residential setting.





Entrance Hall 2.08m x 4.06m (6'8" x 13'3")

WC 1.9m x 0.88m (6'2" x 2'11")

Living Room 4.23m x 3.55m (13'11" x 11'7")

Family Room 3.09m x 2.7m (10'1" x 8'11")

Kitchen 3.67m x 2.9m (12'0" x 9'6")



Dining Area 3.62m x 3.61m (11'11" x 11'10")

Utility Room 2.08m x 1.21m (6'10" x 4'0")

Bedroom One 3.65m x 3.06m (12'0" x 10'0")

En-Suite 2.06m x 1.44m (6'10" x 4'8")



Bedroom Two 2.97m x 2.96m (9'8" x 9'8")

Bedroom Three 2.87m x 2.57m (9'5" x 8'5")

Bedroom Four 3.47m x 2.07m (11'5" x 6'10")

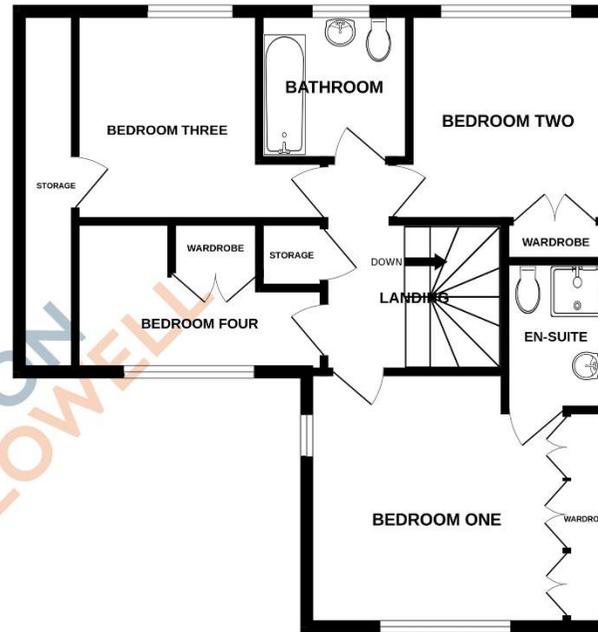
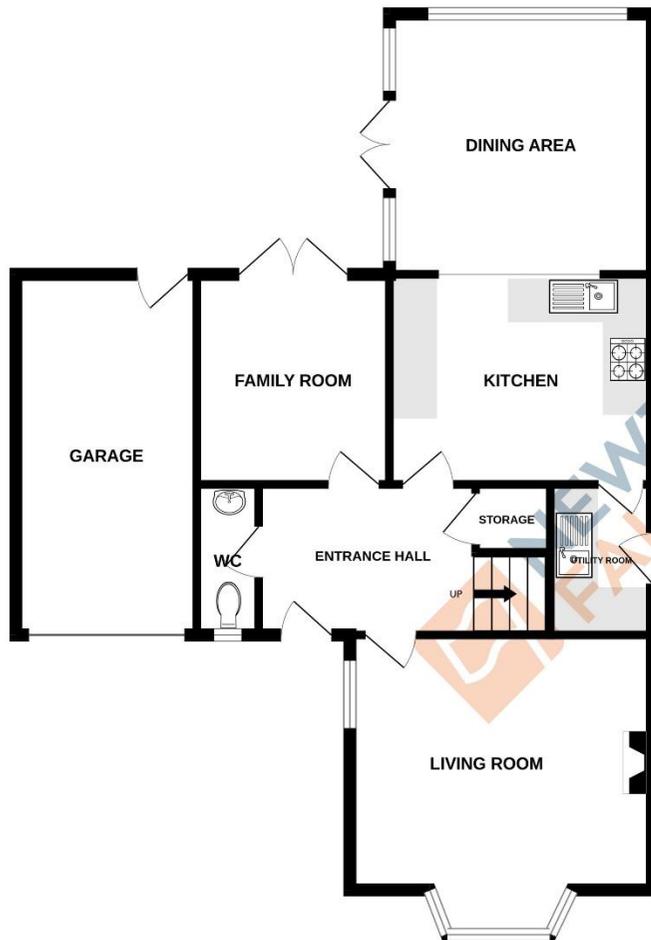
Bathroom 2.07m x 1.9m (6'10" x 6'2")





GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



LIVINGSTONE CLOSE, OAKHAM LE15 6FN

TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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	99 A	103 A
81-91	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 £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.