

68 Sherrard Close, Whissendine

Guide Price £180,000

NEWTON FALLOWELL

68 Sherrard Close

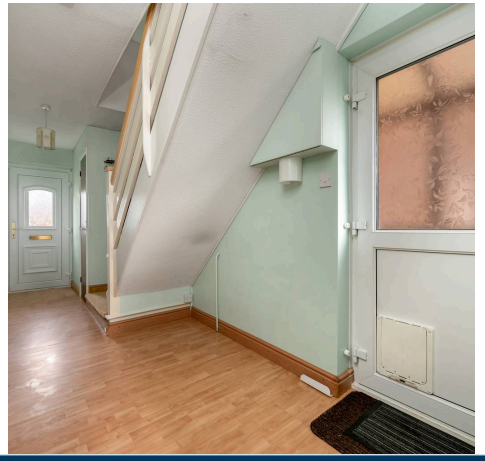
Whissendine, Oakham

Set within a quiet residential close, this well-proportioned semi-detached home represents an ideal opportunity for first-time buyers or young families seeking a property they can truly make their own. Well placed for access to highly regarded local schools, as well as the nearby market towns of Melton Mowbray and Oakham, the home offers excellent potential for modernisation and future value enhancement.

The ground floor layout features a welcoming entrance hall with a useful WC, leading through to a generous kitchen/breakfast room with inbuilt electric oven, plumbing for a washing machine and ample space for dining and day-to-day family living. From here, the accommodation flows into a large living room, positioned at the rear of the house with direct access to the garden and plenty of space for relaxed seating and entertaining. Upstairs, the property provides three well-proportioned bedrooms, including two good doubles and a single, along with a separate office/storage room, offering the flexibility for a home working space or additional storage capacity. A family bathroom completes the first-floor accommodation. The loft is partially boarded and has a loft ladder fitted to the loft hatch, providing convenient access for storage. The property benefits from gas central heating, with the boiler practically located in the airing cupboard on the landing.

Externally, the property features a compact, fully enclosed courtyard garden, providing a private outdoor space requiring minimum maintenance—perfect for those with busy lifestyles. With generous internal space, a practical layout, and fantastic scope for redecoration and modernisation, this Whissendine property presents an exciting opportunity to create a stylish and comfortable home in a sought-after village setting.















Hallway
16' 5" x 3' 0" (5.01m x 0.91m)

WC
4' 7" x 2' 7" (1.40m x 0.80m)

Kitchen/Breakfast Room
17' 11" x 9' 5" (5.47m x 2.88m)

Living Room
15' 9" x 11' 2" (4.79m x 3.40m)

First Floor Landing
13' 1" x 3' 7" (3.98m x 1.08m)

Bedroom One
15' 4" x 8' 8" (4.67m x 2.64m)

Bedroom Two
11' 7" x 8' 8" (3.54m x 2.63m)

Bedroom Three
10' 3" x 6' 11" (3.13m x 2.10m)

Bathroom
6' 11" x 5' 10" (2.10m x 1.79m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



SHERRARD CLOSE, WHISSENDINE, OAKHAM, LE15 7HE

TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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