



12 Hilltop Drive, Oakham

Guide Price £240,000

 **NEWTON FALLOWELL**

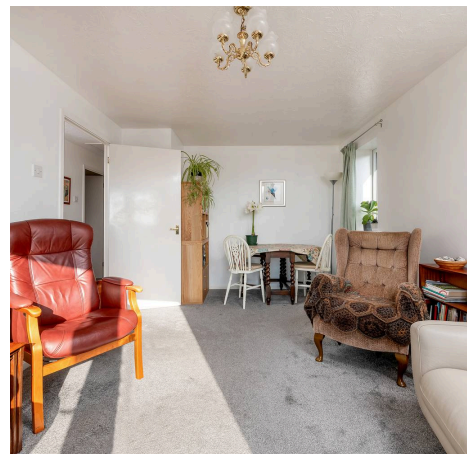
12 Hilltop Drive

Oakham

GUIDE PRICE £240,000 - £250,000. Situated on the edge of Oakham within a quiet cul-de-sac and offering easy access to the historic town centre stands this well-presented two-bedroom detached bungalow. Offering low-maintenance gardens and a single garage this property would make a cherished home. The accommodation briefly comprises an entrance hall, kitchen, living room, two bedrooms, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the light and airy entrance hall that grants access to the kitchen, living room, both bedrooms, and the family bathroom. The living room is located to the rear of the property and boasts double French doors to the rear garden and a double-glazed window to the side aspect. Positioned to the front of the property is the kitchen that features worktops with a rolled edge, tiling to the rear of the worktops, cupboards at base and eye level + draws, inset stainless steel sink and drainer + mixer tap, inset gas hob, integrated oven & extractor, space, and plumbing for a washing machine and a double glazed window to the front aspect. Bedroom one sits behind the living room and offers a double-glazed window to the rear aspect and bedroom two boasts a double-glazed window to the front elevation. Completing the internal accommodation is the family bathroom that is part tiled and offers a panel bath with shower & curtain, close coupled W.C., pedestal wash hand basin, and a double-glazed privacy window to the front aspect.

Externally the property sits on a low maintenance plot and offers a small section of lawn to the front and a block paved driveway that leads to the single brick-built garage. To the rear is a sloped garden that offers a section of lawn, a decked seating area, and views across Oakham's roofline to Rutland water.



**Entrance Hall**

8' 11" x 3' 6" (2.73m x 1.07m)

Kitchen

9' 1" x 8' 11" (2.76m x 2.73m)

Living Room

16' 1" x 10' 4" (4.89m x 3.15m)

Bedroom One

11' 3" x 10' 4" (3.43m x 3.14m)

Bedroom Two

9' 0" x 7' 11" (2.75m x 2.41m)

Bathroom

6' 4" x 5' 6" (1.92m x 1.68m)

Single Garage

16' 5" x 8' 4" (5.01m x 2.53m)

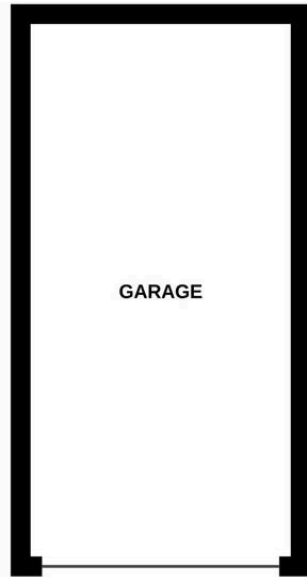
Council Tax band: C

Tenure: Freehold

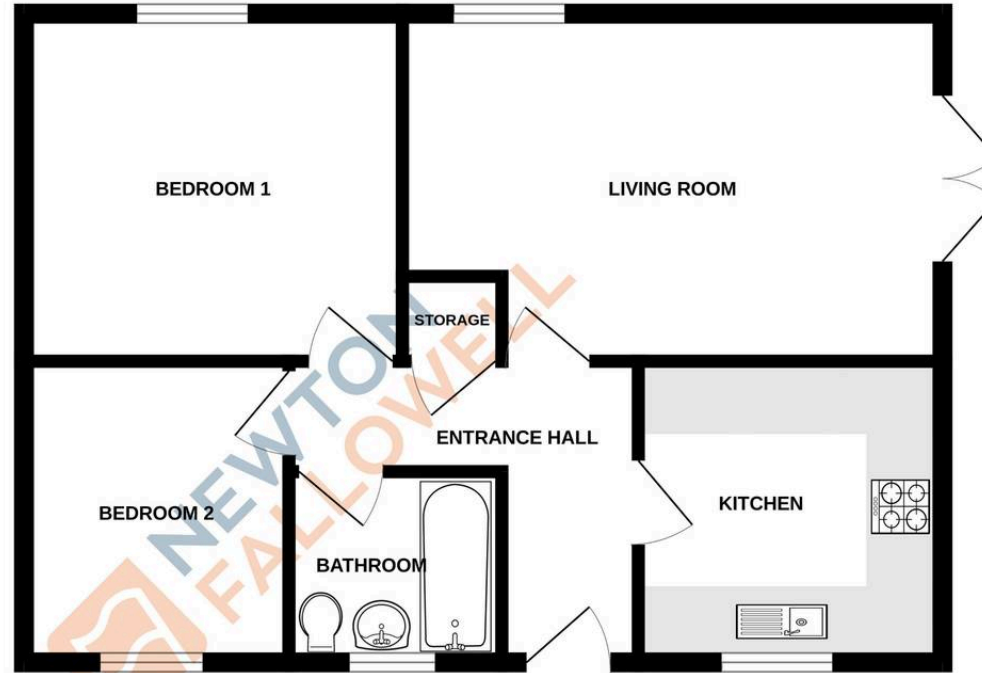
EPC Energy Efficiency Rating: C



GARAGE
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



HILLTOP DRIVE, OAKHAM LE156NF

TOTAL FLOOR AREA : 663 sq.ft. (61.6 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

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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