



20 Huntsmans Drive, Oakham, LE15 6RP

 **NEWTON FALLOWELL**



Key Features

- Over-55s Community
- Offered With No Onward Chain
- Well-Presented One-Bedroom Terraced Bungalow
- Open-Plan Kitchen / Living / Dining Room
- Modern Kitchen & Bathroom
- Direct Access To Rear Garden
- Convenient Oakham Location
- Designed With Care & Accessibility In Mind
- Leasehold

£150,000





Situated within a well-regarded over-55s development in Oakham, this well-presented one-bedroom terraced bungalow offers comfortable, low-maintenance living within a supportive community environment. The property is offered to the market with no onward chain, providing a straightforward opportunity for purchasers seeking immediate occupation or a secure and manageable home.

The accommodation is arranged across a single level and designed with practicality and ease of living in mind. The open-plan kitchen, living and dining room forms a bright and sociable central space, well suited to both day-to-day living and relaxation. The kitchen area is fitted with a range of modern cabinetry and work surfaces, while the living space benefits from direct access to the rear garden, reinforcing the connection between indoor and outdoor areas.

The bedroom is well proportioned and positioned conveniently alongside the bathroom, which is fitted with contemporary sanitary ware and configured to support accessible living. The overall layout reflects the property's focus on comfort, functionality and simplicity of maintenance.

Externally, the bungalow enjoys a small hardstanding garden to the rear, designed for minimal upkeep while still providing an attractive outdoor seating area. The development itself is known for its well-maintained surroundings and community-oriented setting, with care and support services available should they be required.

Overall, this is a neatly presented bungalow offering straightforward, low-maintenance living within a popular and established over-55s environment, representing an excellent opportunity for a suitable buyer.





Room Measurements

Entrance Hall 3.1m x 3.02m (10'2" x 9'11")

Kitchen/Living Room/Dining Room 6.99m x 4.1m (22'11" x 13'6")

Bedroom One 4.69m x 3.12m (15'5" x 10'2")

Bathroom 2.14m x 2.12m (7'0" x 7'0")



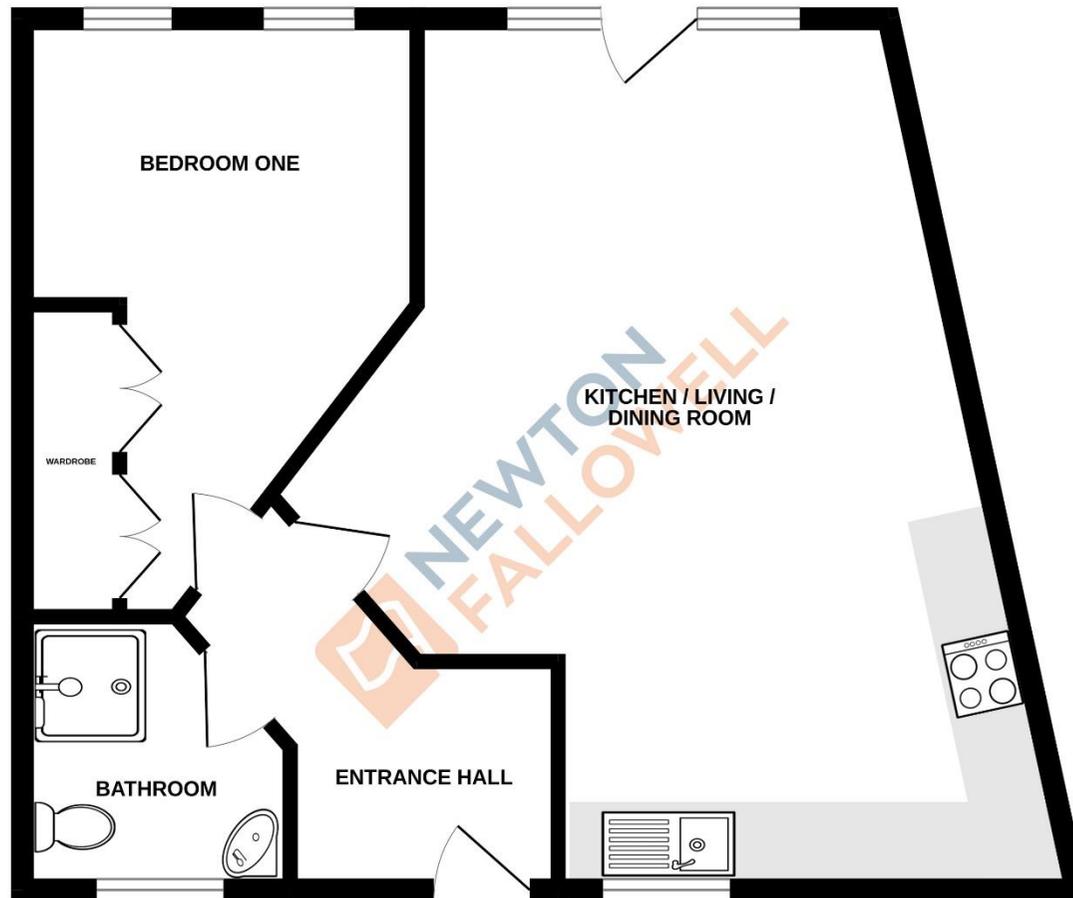
Leasehold Information

The property benefits from a 125 year lease granted in 2005 with approximately 104 years remaining. We are advised that the owner pays a service charge of £313.97 per month which is payable to Prime Life Ltd. Contact Newton Fallowell for further information.





GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



HUNTSMANS DRIVE, OAKHAM, LE15 6RP

TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.