



4 Gilmore Close, Oakham, LE15 6FR

 **NEWTON FALLOWELL**



Key Features

- Stunning Three Bedroom Detached Family Home
- Sophistically Designed & Finished Throughout
- Extended Open-Plan Kitchen / Dining Room
- High-Quality Kitchen, Bathroom & En-Suite
- Perfect Solution For Growing Families
- Versatile Third Bedroom / Home Office
- Well-Appointed Utility Room & Ground Floor WC
- Landscaped Garden With Paved Seating Area
- EPC Rating D
- Freehold

£370,000





Gilmore Close is a beautifully presented three-bedroom detached home that has been thoughtfully extended and comprehensively upgraded to create a stylish, well-balanced family home. The attention to detail and high-quality, sophisticated finish, elevates this property to a level rarely found in homes of this size.

The accommodation is introduced via a welcoming entrance hall, leading through to a comfortable living room positioned to the front, offering a calm and inviting space to relax. To the rear, the property has been significantly enhanced by a high-quality extension, forming an impressive kitchen / dining room. This space is clearly designed as the heart of the home, featuring contemporary cabinetry, generous work surfaces and a central island. Rooflights and large windows draw in excellent natural light while providing a direct connection to the garden, creating an ideal setting for both everyday family life and entertaining.

Practicality is equally well considered, with the integral garage partially converted to provide a useful utility room accessed off the kitchen, enhancing the functionality of the ground floor, alongside a convenient ground-floor WC.

To the first floor, the accommodation continues to impress. The master bedroom benefits from a neatly arranged dressing area and a well-appointed en-suite shower room, finished to a modern standard. The second bedroom is a well-proportioned double, while the third bedroom is currently utilised as a home office, offering flexibility for modern working requirements. A contemporary and appointed family bathroom serves the remaining bedrooms, completing the internal accommodation.

Externally, the property enjoys a well-maintained rear garden, thoughtfully arranged with a newly paved seating area and lawn, providing a private and manageable outdoor space with excellent, sociable flow from the kitchen. To the front, a driveway offers off-road parking and access to the remaining garage storage.





Room Dimensions

Kitchen / Dining Room 4.92m x 4.26m (16'1" x 14'0")

Utility Room 2.37m x 2.24m (7'10" x 7'4")

W/C 1.98m x 1.07m (6'6" x 3'6")

Living Room 4.87m x 2.98m (16'0" x 9'10")

Garage 2.86m x 2.37m (9'5" x 7'10")

En-Suite 2.32m x 1.42m (7'7" x 4'8")

Bedroom One 3.16m x 2.98m (10'5" x 9'10")

Bedroom Two 3.7m x 2.74m (12'1" x 9'0")

Bedroom Three / Office 2.8m x 2.32m (9'2" x 7'7")

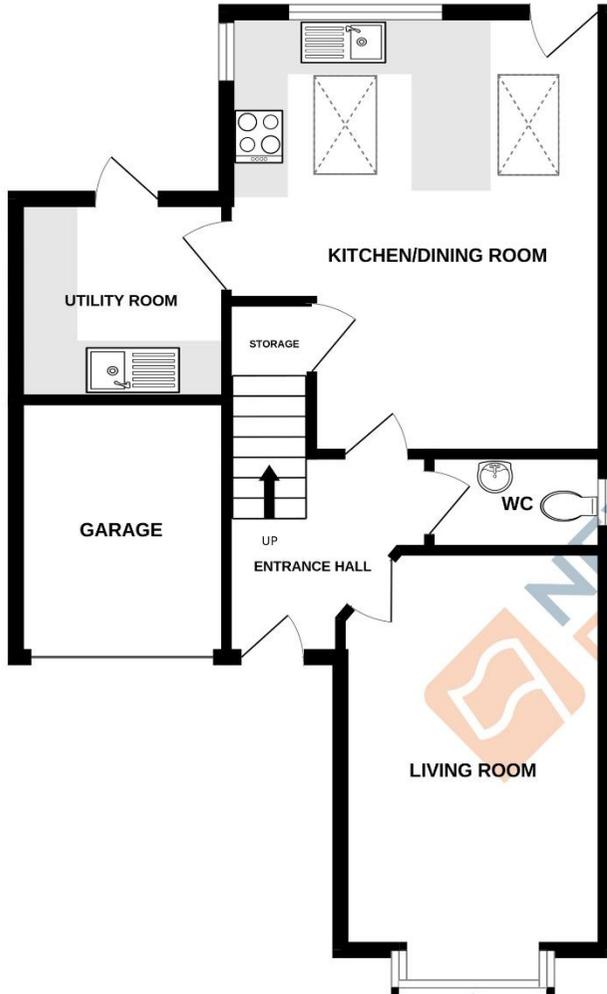
Bathroom 2.7m x 1.84m (8'11" x 6'0")





GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



GILMORE CLOSE, OAKHAM, LE15 6FR

TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.