



18 Edmonton Way, Oakham, LE15 6JE

 **NEWTON FALLOWELL**



Key Features

- Spacious Single-Storey Three Bedroom Bungalow In Highly Sought-After Oakham Location
- Ideal For Downsizers Or Those Seeking Ground Floor Accommodation
- Generous Master Bedroom With Fitted Wardrobes And Private En-Suite
- Large Well-Equipped Kitchen Plus Separate Utility Room
- Flexible Third Bedroom Suitable As Study, Hobby Room Or Additional Reception Space
- Comfortable Main Living Room Offering A Bright And Welcoming Reception Area
- Off-Street Parking For Multiple Vehicles
- Manageable Wrap-Around Garden Providing Attractive And Low-Maintenance Outdoor Space
- Freehold

£475,000





Set within a highly sought-after residential area of Oakham, this spacious three-bedroom detached bungalow offers well-proportioned single storey living, ideally suited to downsizers or those seeking easily accessible accommodation. The property enjoys a generous corner plot with off-street parking for multiple vehicles and a wrap-around garden that is both generous, yet manageable.

Internally, the home features a central hallway leading to well-arranged accommodation. The living room provides a comfortable main reception space, while the extensive kitchen offers ample storage and worktop space, complemented by a separate utility room and larder, for added practicality. The master bedroom benefits from fitted wardrobes and a private en-suite, while the remaining two bedrooms provide excellent, functional accommodation. Bedroom three presents particular flexibility, ideal as a study, hobby room or additional reception space if preferred. A further en-suite bathroom and separate WC complete the layout.



Located in a prime position within Oakham, the property is within easy reach of the town centre, local amenities and major road connections, making this an excellent and well-balanced option for practical and comfortable single-level living.

[Room Measurements](#)



Living Room 5.93m x 3.17m (19'6" x 10'5")

Kitchen 5.57m x 4.36m (18'4" x 14'4")

Larder 1.4m x 1.28m (4'7" x 4'2")

Utility Room 2.4m x 1.76m (7'11" x 5'10")

WC 1.55m x 1.35m (5'1" x 4'5")



Bedroom One 4.64m x 4.58m (15'2" x 15'0")

Ensuite 3.03m x 1.58m (9'11" x 5'2")

Bedroom Two 2.99m x 1.79m (9'10" x 5'11")

Ensuite 2.85m x 2.5m (9'5" x 8'2")

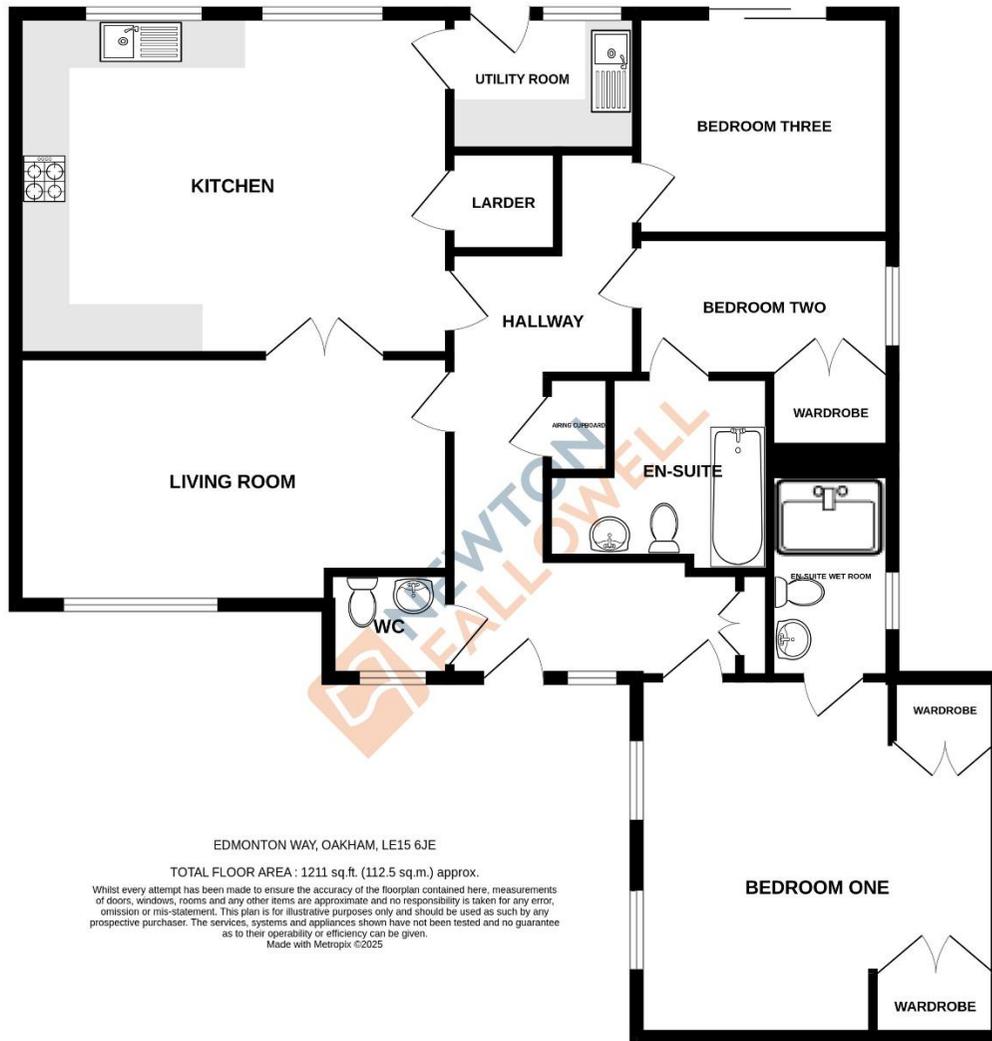


Bedroom Three 4m x 2.83m (13'1" x 9'4")





GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.