



21 Hambleton Close, Oakham, LE15 6FY

 **NEWTON FALLOWELL**



Key Features

- Impressive Four Bedroom Detached Family Home
- Highly Sociable Landscaped Rear Garden
- Sought-After Cul-De-Sac Position
- Contemporary Kitchen / Dining Room With Direct Garden Access
- Multiple Reception Rooms Including Versatile Snug
- Generous Master Bedroom With En-Suite
- Detached Double Garage & Driveway Parking
- Well-Presented Throughout With Modern Finish
- EPC Rating D
- Freehold

£575,000





Hambleton Close is a beautifully presented four-bedroom detached home, occupying a favourable position within a highly sought-after cul-de-sac setting. The property has been thoughtfully upgraded and carefully arranged to create a well-balanced family home, with a particular emphasis on sociable living and generous internal proportions.

The accommodation is introduced via a welcoming entrance hall, setting a refined tone that continues throughout. Positioned to the front, the principal living room offers a comfortable and elegant setting, enhanced by a feature fireplace and a bay window drawing in excellent natural light. To the rear, the property opens into an impressive kitchen / dining room, clearly designed as the central hub of the home. Finished to a modern standard, the kitchen provides ample storage, integrated appliances and generous work surfaces, while the dining area enjoys a direct connection to the garden, creating a natural flow for both everyday living and entertaining.

A further reception room, currently utilised as a snug, offers valuable versatility and is particularly well suited to multi-generational living, a home office or a more informal sitting room. Practical elements are well considered, with a ground floor WC and useful storage enhancing day-to-day functionality.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from fitted storage and a well-appointed en-suite shower room, while the remaining bedrooms are all of a good size and supported by a contemporary family bathroom. Built-in storage is a consistent feature, contributing to the overall practicality of the home.

Externally, the property is equally compelling. The rear garden has been thoughtfully landscaped to create a highly sociable and private outdoor environment, with a combination of paved seating areas and lawn, ideal for entertaining and family use. The garden enjoys a good degree of privacy and is not overlooked, further enhancing its appeal.

The garden plays host to the superb feature of a garden room / summer house, complete with log-burner, power & lighting. Currently used as a sociable area, the room has great versatility and could easily be utilised as an outdoor office

To the front, a driveway provides off-road parking for multiple vehicles and leads to a detached double garage, offering additional storage, versatility & scope for a range of uses depending on individual requirements.





Room Measurements

Kitchen / Dining Room 7.82m x 3.4m (25'8" x 11'2")

Living Room 5.3m x 3.7m (17'5" x 12'1")

Snug 3.2m x 2.6m (10'6" x 8'6")



W/C 2m x 1.8m (6'7" x 5'11")

Bedroom One 4.7m x 3.5m (15'5" x 11'6")

Bedroom Two 4.3m x 2.6m (14'1" x 8'6")

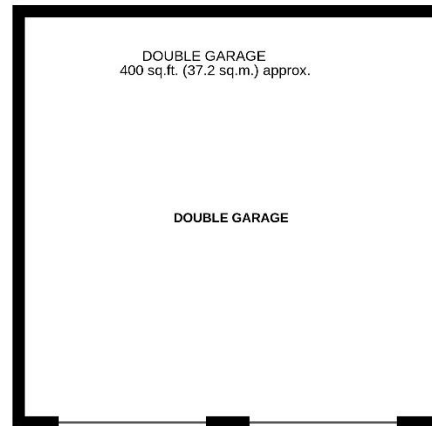
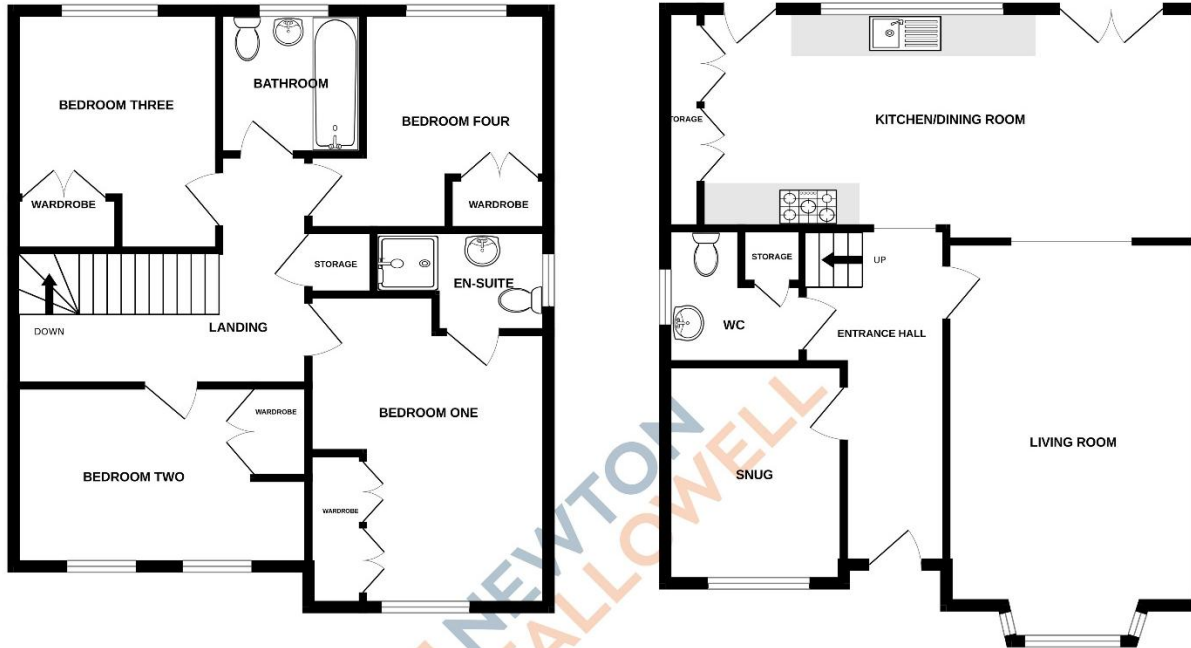
Bedroom Three 3.3m x 3m (10'10" x 9'10")

Bedroom Four 3.2m x 2.8m (10'6" x 9'2")

Bathroom 2.1m x 2.1m (6'11" x 6'11")







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TOTAL FLOOR AREA : 1828 sq.ft. (169.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.