



4 Alwyne Close, Oakham

In Excess of £575,000

 **NEWTON FALLOWELL**

4 Alwyne Close

Oakham, Oakham

Features

- Fantastic Town Centre Location
- Three Double Bedrooms (two ground floor)
- Stunning Kitchen Diner
- Spacious Living Room and a Home Office
- Private Development of 7 Homes
- Landscaped Walled Garden
- Neutral Decoration Throughout
- Driveway Parking & a Single Garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





A superb bungalow alternative!! Set in the heart of Oakham within a private cul-de-sac sits this superb home offering a flexible living accommodation arranged over two floor, with two bedrooms being based on the ground floor. The property has been improved by the current owner boasting, a spacious hallway, generous living room, a high quality fitted kitchen with integrated appliances, central island and ample room for a table & 6 chairs, a shower room, three double bedrooms (two ground floor) and a further bathroom to the first floor. There are landscaped walled gardens, a driveway for 2 cars and a single garage.

On entering the home, you'll be greeted by the light and airy hallway with useful storage, stairs to the first floor, and doors to the ground floor rooms. The living room hosts a fireplace, dual aspect enjoying a high degree of light and french doors leading out to one side of the walled garden. The kitchen has been fitted with a range of high quality units and several integrated appliances with quartz surfaces and a centralised island. The kitchen leads on to meet the rear hallway with access to the rear garden, a door to the utility room which has also been modernised and glazed door to the home office which has been fitted with a range of units and a desk. Returning to the hallway leads on to two double bedrooms both hosting fitted wardrobes and wash hand basins (scope to create 2 en-suites), a separate wc and a 3 piece shower room complete the ground floor. To the first floor, there is a further double bedroom and 3 piece bathroom.



Outside, the property enjoys a private position within the private close with driveway parking for 1-2 cars meeting a single garage. There is gated access to the side of the property meeting the rear garden which is fully enclosed and landscaped offering an ease of maintenance garden. There are twin patio areas, one to the side and one to the rear of the property which both enjoy a southerly aspect.

Entrance Hall

16' 2" x 6' 4" (4.92m x 1.93m)

Lounge

20' 10" x 13' 3" (6.35m x 4.05m)

Kitchen Diner

20' 1" x 13' 0" (6.13m x 3.97m)

Rear Hallway

6' 4" x 4' 8" (1.94m x 1.42m)

Utility

9' 9" x 5' 7" (2.96m x 1.71m)

Office

9' 2" x 6' 4" (2.80m x 1.94m)

Bedroom One

15' 6" x 11' 7" (4.73m x 3.54m)

Bedroom Two

12' 11" x 11' 8" (3.94m x 3.55m)

WC

6' 5" x 2' 9" (1.95m x 0.83m)

First Floor Landing

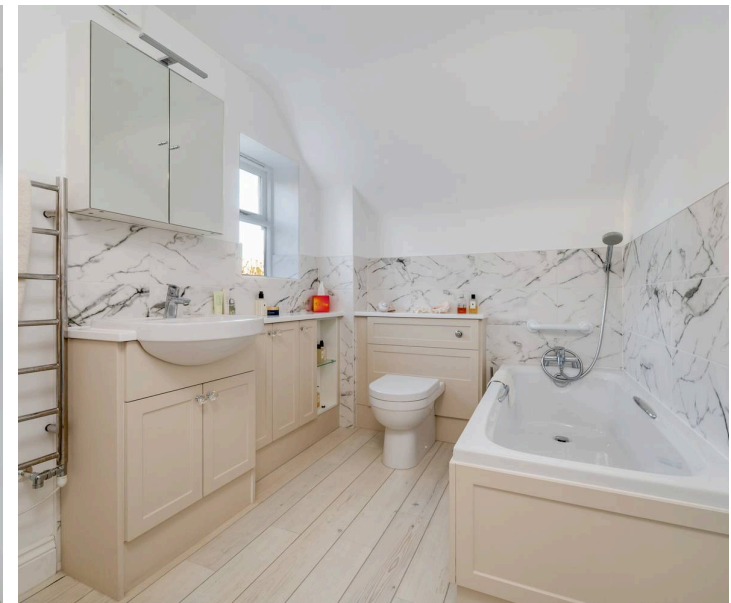
4' 0" x 2' 7" (1.21m x 0.80m)

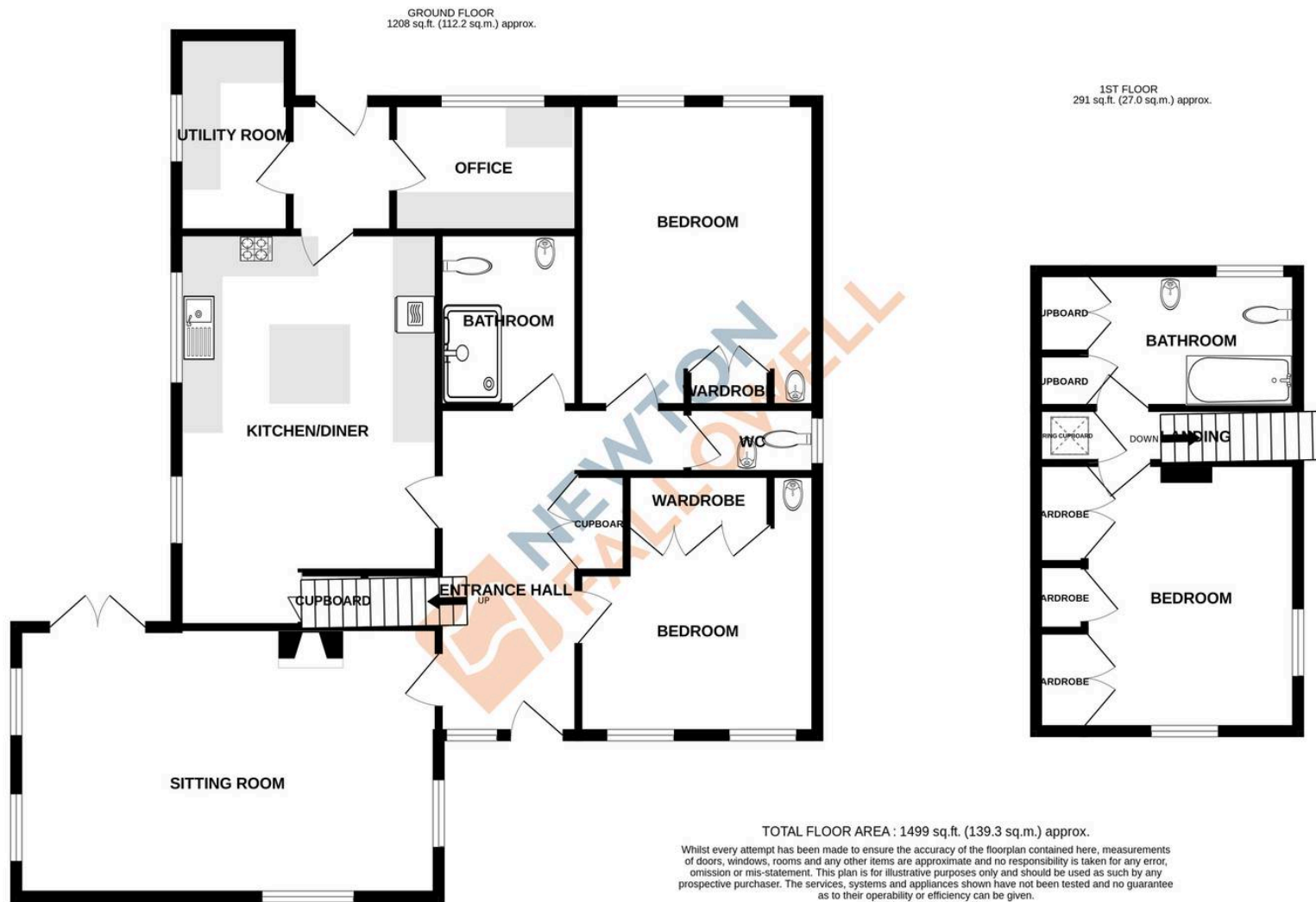
Bedroom Three

12' 10" x 6' 11" (3.91m x 2.10m)

Bathroom

10' 9" x 6' 9" (3.27m x 2.06m)





Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

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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.



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