



34 Alsthorpe Road, Oakham, LE15 6FD

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Executive Detached Family Home
- Finished to an Impeccable Standard using Luxury Finishes
- B Rated Energy Rating with Aluminium Windows and Solar Panels
- Open Plan Kitchen & Dining Area
- Two Separate Reception Rooms
- West Facing Private Rear Garden
- En-Suite to Principal Bedroom
- Fitted Wardrobes to All Bedrooms
- EPC Rating B
- Freehold

£675,000





Positioned within this executive development to the Eastern edge of the popular market town of Oakham is this eye-catching detached family home boasting extensive upgrades throughout including refitted kitchen, bathroom and en-suite, aluminum windows and doors throughout, maintenance free colour coordinated aluminium gutters, drainpipes, soffits and barge boards, solar panels and an electric car charging point. Set on a private plot with a West facing rear garden, this delightful home benefits from two reception rooms, an open plan kitchen & dining room, four double bedrooms with fitted wardrobes, a four piece family bathroom and an en-suite shower room. Creating the ideal home for families, this striking home is set within walking distance of the town centre, train station, schools and amenities while being conveniently located within easy access to the wider road network for commuting. Internal viewings are strongly recommended to truly appreciate this wonderful home.

As you approach the property from the front the eye-catching front door draws you into the property and opens into a spacious entrance hall with a refitted downstairs WC and stairs to the first-floor landing. The ground floor has two main reception rooms; the study/dining room looks onto the front garden and street scene while the living room benefits from double doors leading directly into the rear garden. The eye-catching kitchen & dining room is set along the back of the house with bi-folding doors opening to the rear garden. The kitchen has been fitted with a modern array of wall and base units with a large island. Built-in appliances create a sleek design. The dining area has a triple aspect, looking over the garden, and is a delightful area in which to sit. From the kitchen, you have a useful utility room, extra storage, and access to the integral double garage. From the first floor landing you have four spacious bedrooms, all boasting built-in wardrobes and access to the recently refitted four-piece bathroom with a separate bath and free-standing walk-in shower. The main bedroom boasts a separate en-suite shower room with a walk-in shower.



The property sits on a tremendous plot within the Alsthorpe Road development. A block paved driveway provides off-road parking for several vehicles and leads to the integral garage with an electric up-and-over door. The front garden is relatively low maintenance with a selection of low-level plants and shrubs. Gated access leads around to the west-facing rear garden where you find maturely planted borders, a lawn area and two seating areas to enjoy the sunshine throughout the day. Internal viewings are strongly advised.



### Room Measurements

Entrance Hall 1.64m x 6.23m (5'5" x 20'5")

Study / Dining Room 2.98m x 3.64m (9'10" x 11'11")

Living Room 3.64m x 5.38m (11'11" x 17'8")

Downstairs WC 0.94m x 1.7m (3'1" x 5'7")

Kitchen & Dining Area 4.29m x 6.76m (14'1" x 22'2")

Utility Room 1.64m x 2.77m (5'5" x 9'1")

First Floor Landing 2.35m x 3.56m (7'8" x 11'8")

Bedroom One 3.65m x 4.7m (12'0" x 15'5")

En-Suite 1.45m x 2.54m (4'10" x 8'4")

Bedroom Two 4.44m x 4.57m (14'7" x 15'0")

Bedroom Three 2.84m x 4.31m (9'4" x 14'1")

Bedroom Four 3.1m x 3.64m (10'2" x 11'11")

Bathroom 1.89m x 2.9m (6'2" x 9'6")

Integral Garage 4.75m x 5.39m (15'7" x 17'8")

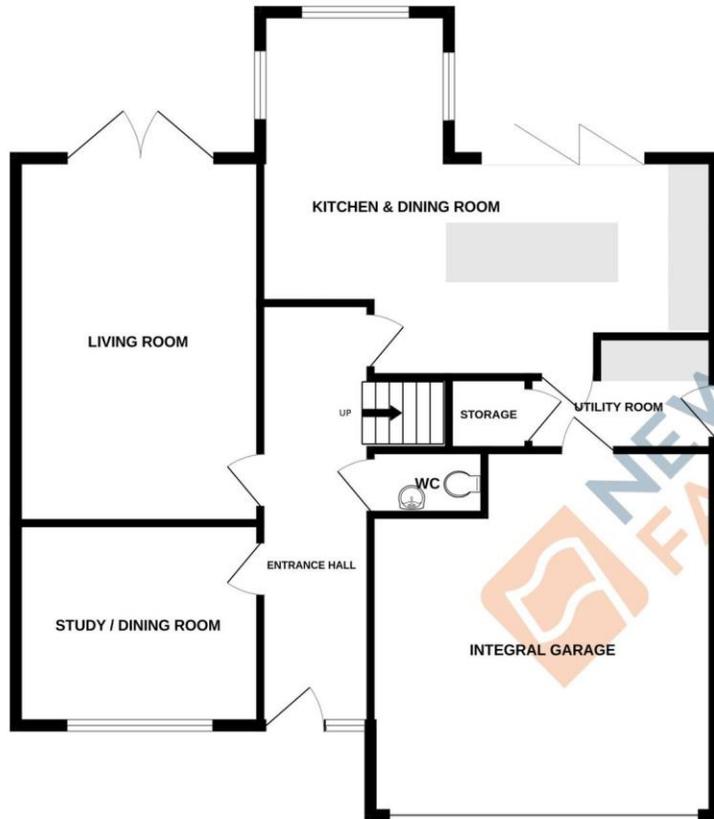
### Solar Panel Information

The property benefits from owned solar panels. This is a 14kW system with additional batteries storing 10kW. Any additional electricity that is generated and not utilised is sold back to the grid reducing your monthly energy bills.

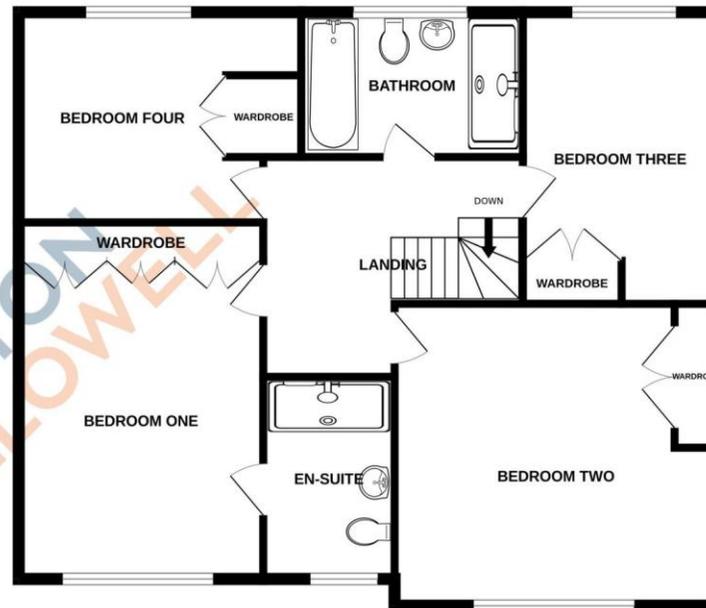




GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
959 sq.ft. (89.0 sq.m.) approx.



ALSTHORPE ROAD, OAKHAM, LE15 6FD

TOTAL FLOOR AREA : 2035 sq.ft. (189.0 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	88 B	88 B
69-80	C		
55-68	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 £55 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.