



6 Ellingworth Close, Oakham  
£438,000

 **NEWTON FALLOWELL**

## 6 Ellingworth Close

Oakham

This impressive four-bedroom detached home is perfectly positioned in a sought-after location, offering exceptional convenience to local schools and amenities, making it an ideal choice for families seeking comfort and practicality.

Presented in excellent condition throughout, the property welcomes you with a bright and spacious entrance hall, leading seamlessly into generous reception rooms designed for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, thoughtfully arranged to accommodate busy family life and social gatherings, with modern fittings and ample natural light creating a warm and inviting atmosphere.

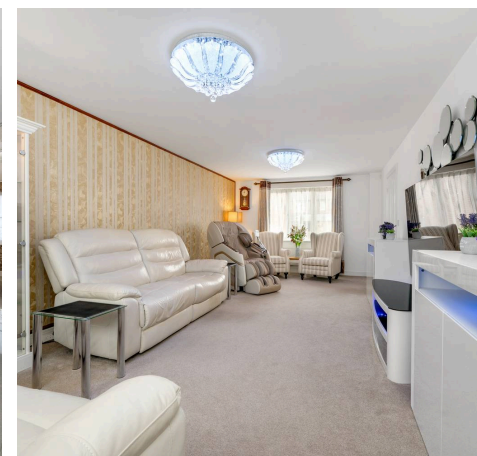
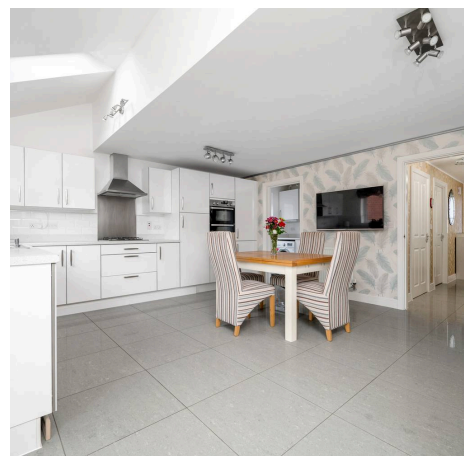
Each of the four bedrooms is generously proportioned, ensuring plenty of space for rest and personalisation, while the master bedroom benefits from a stylish en-suite for added privacy and convenience.

Versatile spaces within the home offer flexibility for home-working or use as a playroom, study, or snug, adapting easily to evolving family needs.

With its well-considered layout and attention to detail, this property promises a harmonious blend of comfort, functionality, and style, all within an unbeatable location for everyday living.

Council Tax band: E

Tenure: Freehold





#### Entrance Hall

14' 6" x 6' 8" (4.42m x 2.04m)

#### Living Room

23' 3" x 11' 3" (7.08m x 3.44m)

#### Kitchen / Dining Room

16' 11" x 14' 8" (5.16m x 4.48m)

#### Utility Room

5' 11" x 5' 1" (1.80m x 1.56m)

#### WC

5' 2" x 4' 1" (1.58m x 1.25m)

#### Study

10' 4" x 9' 1" (3.14m x 2.78m)

#### First Floor Landing

10' 6" x 3' 1" (3.20m x 0.94m)

#### Bedroom One

13' 2" x 11' 6" (4.02m x 3.50m)

#### En-Suite

7' 10" x 5' 9" (2.38m x 1.75m)

#### Bedroom Two

16' 11" x 10' 3" (5.16m x 3.12m)

#### Bedroom Three

10' 9" x 10' 2" (3.27m x 3.11m)

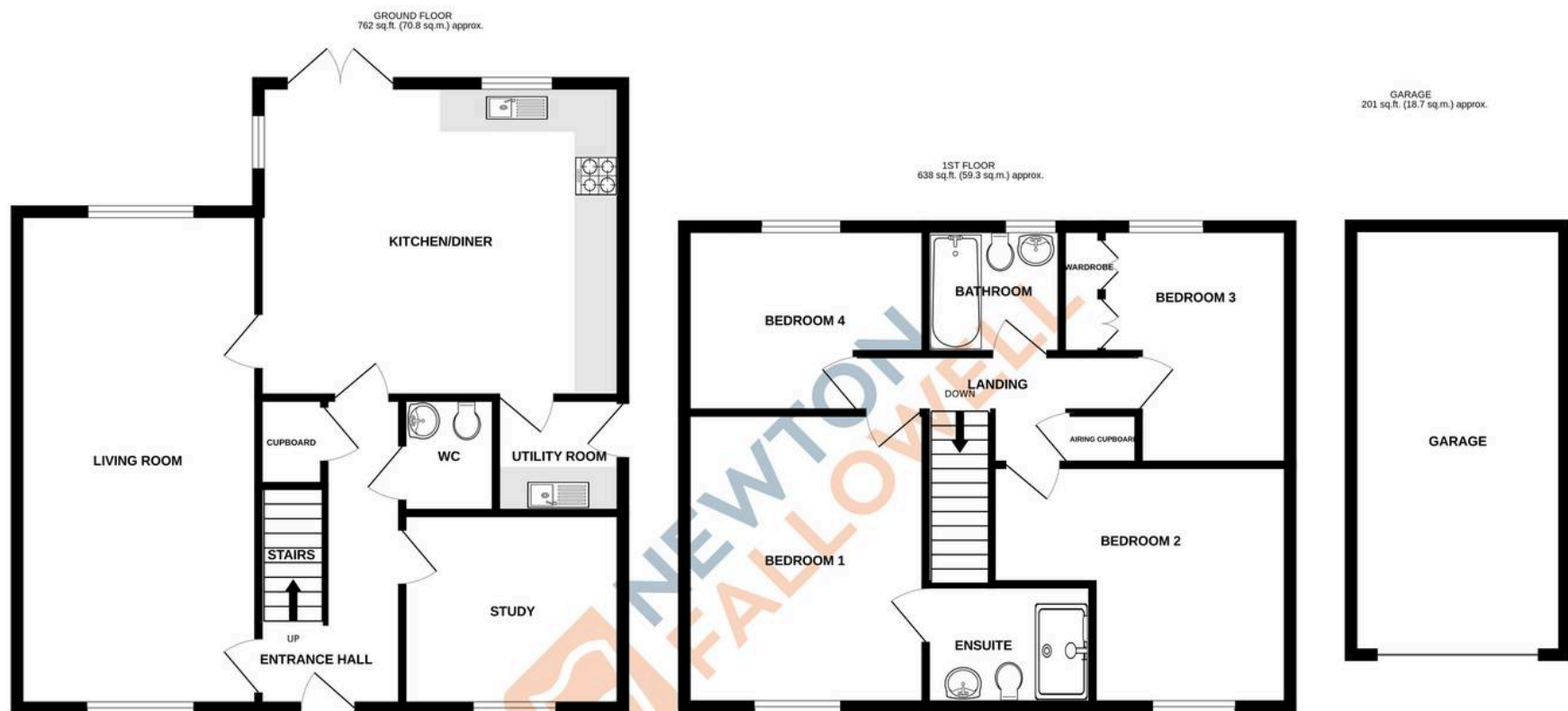
#### Bedroom Four

9' 10" x 9' 8" (2.99m x 2.95m)

#### Residents Management Company:

The property is liable to pay an annual charge to Greenbelt for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £101.99 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.





ELLINGWORTH CLOSE, BARLEYTHORPE, OAKHAM LE156FT

TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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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## Newton Fallowell - Oakham

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