



10 Irwell Close, Oakham, LE15 6SX

 **NEWTON FALLOWELL**

3 1 2

## Key Features

- No Onward Chain
- Three Bedroom Detached Home
- Well Presented & Move-In Ready Condition
- Open-Plan Kitchen / Dining Arrangement
- Bright & Spacious Living Room
- Integral Garage With Utility Area & Conversion Potential
- Off-Road Parking & Manageable Garden Spaces
- Ideal Property For First-Time Buyers
- EPC Rating D
- Freehold

Guide price £275,000 - £285,000





Set within a well-established residential area of Oakham, this three-bedroom detached home presents an excellent opportunity for first-time buyers or those seeking a well-balanced property with scope for personalisation. Offered to the market with no onward chain, the property is presented in very clean and well-maintained condition throughout, allowing for immediate occupation while still offering clear potential to enhance and tailor to individual taste over time.

The ground floor accommodation is thoughtfully arranged, providing a comfortable balance between living, dining & cooking spaces. The main living room enjoys a bright and welcoming feel, while the adjoining kitchen/dining room offers a practical and sociable layout, well-suited to everyday living and informal entertaining. The kitchen is fitted in a contemporary style and connects seamlessly to the dining area, creating a cohesive open-plan feel. The integral garage has been adapted to provide a highly useful utility space, adding valuable practicality, whilst also offering clear potential for full conversion, subject to requirements.

To the first floor, three bedrooms are arranged around a central landing, comprising two well-proportioned doubles and a third bedroom ideal for use as a nursery, guest room or home office. These are served by a modern family bathroom, finished in a clean and neutral style.

Externally, the property benefits from a low-maintenance rear garden, offering a manageable outdoor space suitable for those seeking ease of upkeep, while still providing scope for landscaping or enhancement if desired. To the front, there is off-road parking alongside access to the integral garage.



Irwell Close is a popular residential setting within Oakham, offering convenient access to local amenities, schooling and transport links, making it well-suited to a range of buyers.



### Room Measurements

Kitchen/Dining Room 7.32m x 3.51m (24'0" x 11'6")

Living Room 8.4m x 3.35m (27'7" x 11'0")

Garage 4.97m x 2.5m (16'4" x 8'2")

First Floor Landing 4.33m x 1.88m (14'2" x 6'2")

Bedroom One 3.71m x 2.73m (12'2" x 9'0")

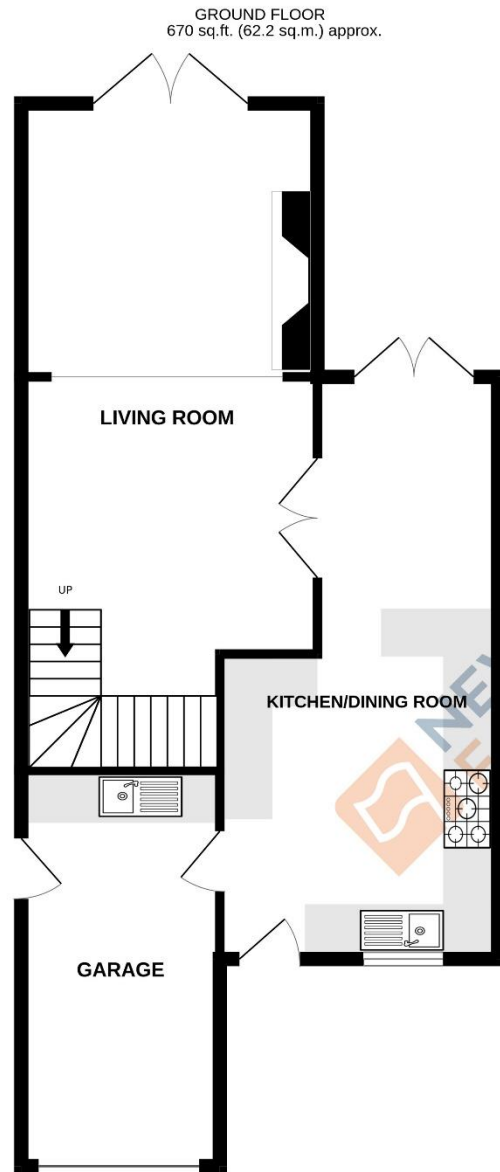
Bedroom Two 3.06m x 3.06m (10'0" x 10'0")

Bedroom Three 3.28m x 2.09m (10'10" x 6'11")

Bathroom 3.32m x 1.57m (10'11" x 5'2")







IRWELL CLOSE, OAKHAM, LE15 6SX  
TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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.  
Made with Metropix 62026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### 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.