



90 Cold Overton Road, Oakham, LE15 6NU

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Requires Modernisation
- Downstairs W.C.
- Large Corner Plot
- Ample Off Road Parking For A Multitude Of Vehicles
- Two Garages (One Wooden + One Concrete)
- NO CHAIN
- EPC Rating D

Offers In Excess Of: £245,000





Located on a large corner plot on the popular cold Overton Road and offering easy access to Oakham's historic town centre stands this three-bedroom semi-detached property that would benefit from a scheme of modernization. The accommodation briefly comprises an entrance porch, entrance hall, living room, kitchen, sunroom, three bedrooms, and a family bathroom. CALL TO VIEW!

Entering via the front porch leads into the entrance hall where stairs flow to the first floor and a door grants access to the living room. Located to the front of the property the light and airy living room offers a double-glazed window to the front aspect and a wall-mounted gas fire. Flowing through from the living room is the kitchen which features a large pantry, inset stainless-steel sink and drainer + mixer tap, space for a cooker, space and plumbing for a washing machine, a useful storage cupboard, vinyl flooring, and a double-glazed window to the rear aspect. Leading from the kitchen is the sunroom that offers a view to the rear garden and a door to the downstairs W.C. and rear aspect. Upstairs the property offers three bedrooms described as two doubles and a single and a family bathroom. The main bedroom is located to the front of the property and features a window to the front aspect and a built-in storage cupboard. Positioned to the back of the property is bedroom two featuring a built in airing cupboard and the family bathroom. The family bathroom features a three-piece suite including a panel bath, wash hand basin inset to a vanity unit, and a close coupled W.C.



Externally the property sits on an extra-large corner plot and the front offers off-road parking for a multitude of vehicles and access to the two garages via a large block paved driveway. The rear garden is fully enclosed and of a low maintenance design and features a large block paved patio seating area with an inset central pond and two storage sheds.

[Room Measurements](#)



Porch 0.96m x 0.84m (3'1" x 2'10")

Entrance Hall 1.19m x 0.84m (3'11" x 2'10")

Kitchen 3.77m x 2.81m (12'5" x 9'2")

Living Room 4.3m x 4.04m (14'1" x 13'4")

WC 1.75m x 0.96m (5'8" x 3'1")

Sunroom 3.4m x 1.81m (11'2" x 5'11")

Bedroom One 4.03m x 3.07m (13'2" x 10'1")

Bedroom Two 3.37m x 2.89m (11'1" x 9'6")

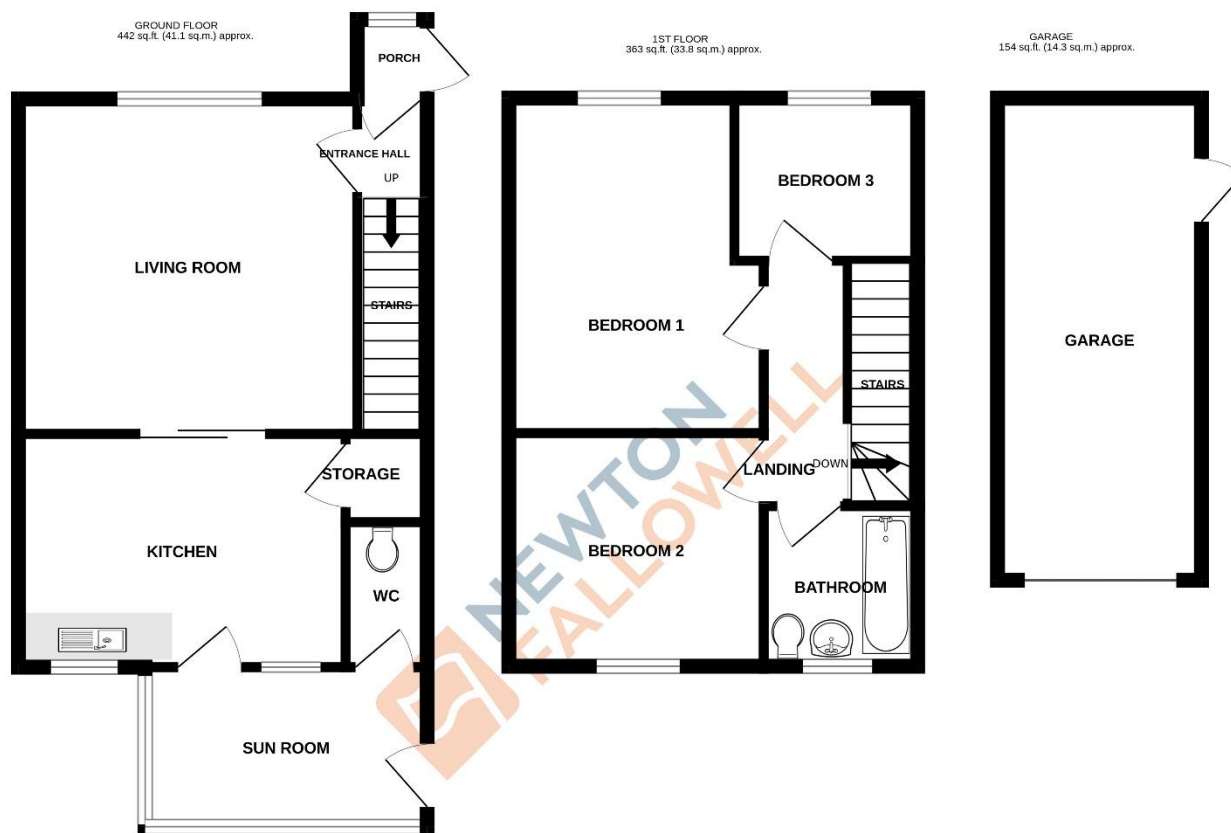
Bedroom Three 2.99m x 2.2m (9'10" x 7'2")

Bathroom 1.9m x 1.82m (6'2" x 6'0")

Garage 5.81m x 2.45m (19'1" x 8'0")







COLD OVERTON ROAD, OAKHAM LE156NU

TOTAL FLOOR AREA : 959 sq.ft. (89.1 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		81 B
69-80	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: B

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.