



John Clare Close,
Oakham, Rutland, LE15 6GH

NEWTONFALLOWELL 

**John Clare Close,
Oakham, Rutland, LE15 6GH
£725 PCM**

**** AVAILABLE IN SEPTEMBER**** Set at the end of this quiet cul-de-sac with easy walking access to local primary and secondary schools, train station and bustling town centre is this modern and very well presented two bedroom semi detached home offering a fully fitted breakfast kitchen, open plan living area, downstairs WC, three piece family bathroom and two excellent double bedrooms. The property creates a fantastic home for a variety of tenants and has a manageable rear garden and two off road parking spaces.

As you approach the property from the front a low maintenance front garden leads you to the front door and into the open plan living area with great built in storage. From here you have the inner hall, downstairs WC and access to the fully fitted breakfast kitchen. Stairs from the living room lead to the first floor landing with two excellent double bedrooms and modern three piece bathroom.

Contact Newton Fallowell today to arrange your priority viewing to avoid missing out on this fantastic property.



Living Room

15'8 x 12'6 (4.78m x 3.81m)

Inner Hall

5'10 x 3'4 (1.78m x 1.02m)

Downstairs WC

6'4 x 3'2 (1.93m x 0.97m)

Kitchen Breakfast Room

12'6 x 8'7 (3.81m x 2.62m)

First Floor Landing

7'0 x 6'8 (2.13m x 2.03m)

Bedroom One

11'11 x 10'6 (3.63m x 3.20m)

Bedroom Two

12'6 x 8'7 (3.81m x 2.62m)

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

Outside

A low maintenance front garden with a paved walkway leading to the front door. A tarmac driveway to the side of the property provides off road parking for several vehicles. A gate leads to the oversized rear garden with paved patio area and raised beds. Useful storage shed and fully enclosed by timber fencing.

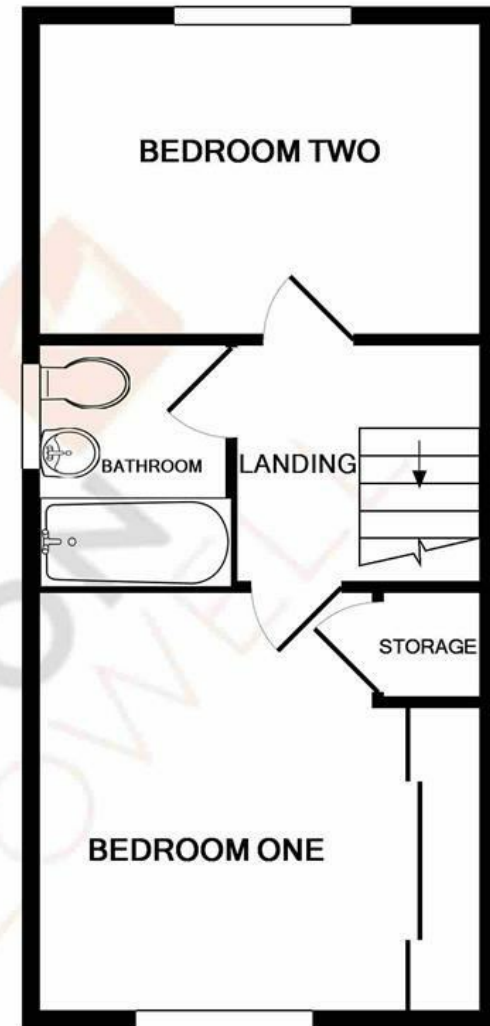
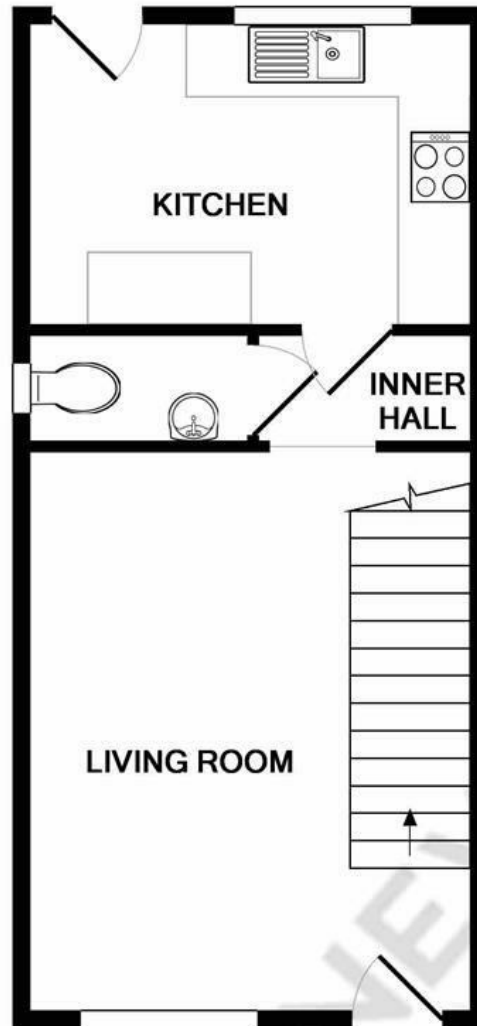


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GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	82
EU Directive 2002/91/EC			