



The Sidings,
Oakham, Rutland, LE15 6RN



The Sidings, Oakham, Rutland, LE15 6RN £735 Per Calendar Month

Set in this central, yet quiet cul-de-sac within easy walking access to the heart of Oakham and its variety of amenities is this modern and well presented three bedroom home offering a fully fitted kitchen, open plan living area, three piece family bathroom and three excellently proportioned bedrooms. The property also benefits from one off-road parking space and will create a fantastic family home for the successful tenants.

Upon entering the property you are greeted with a double bedroom off the entrance hallway, which includes a recently fitted en-suite shower room. Stairs from the entrance hallway lead to the remainder of the properties accommodation comprising of open plan living room and kitchen, two further double bedrooms and family bathroom. One of the upstairs bedrooms benefits from a fitted wardrobe. If required, the bedroom off the living area could be used as a separate dining room or study.

Externally the property benefits from low maintenance, non enclosed amenity area and single off road parking space. Contact Newton Fallowell Oakham to arrange your viewing on this wonderful property.



Entrance Hallway

3'02 x 4'9 (0.97m x 1.45m)

Bedroom One

15'2 x 8'5 (4.62m x 2.57m)

En-Suite

7'4 x 5'74 max (2.24m x 1.52m max)

Landing

3'3 x 6'2 (0.99m x 1.88m)

Livng Room

18'6 x 10'4 (5.64m x 3.15m)

Kitchen

7'8 x 6'8 (2.34m x 2.03m)

Bedroom Two

11'6 x 9.3 (3.51m x 2.74m.0.91m)

Bedroom Three

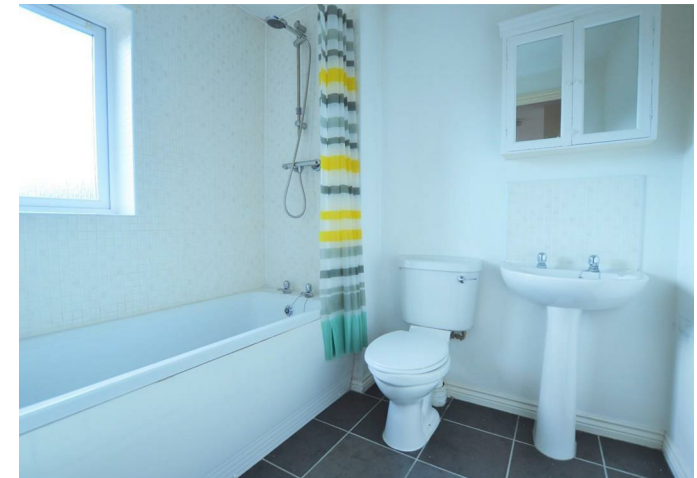
7'8 x 10'4 (2.34m x 3.15m)

Bathroom

5'8 x 7'1 (1.73m x 2.16m)

Rutland County Council

Council Tax Band B



COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

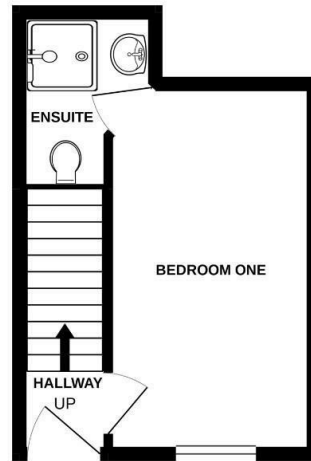
ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 £200, 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 £300 if you use their services.



GROUND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	