



Ladywell,
Oakham, Rutland, LE15 6DD



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£169,950 Freehold**

Set within a quiet cul-de-sac only a short walk from Oakham's popular town centre is this deceptively spacious two-bedroom starter home. Offered for sale with NO ONWARD CHAIN and requiring levels of modernisation throughout, however, has been recently re-wired, this perfect first home or investment opportunity boasts a spacious living room, kitchen/dining room, two double bedrooms and a three-piece family bathroom. Offering easy to maintain external areas, the property could make a great lock-up and leave with its private walled garden and parking area. Early viewings are strongly advised to make sure you don't miss this great opportunity.

As you approach the property from the front, a covered patio area provides access to the external storage cupboard and the front door. Leading into the house from the entrance door, the spacious living room has double doors opening out to the rear garden, whilst the generous kitchen is positioned with views over the front. The kitchen is fitted with a range of wall and base units and space for several appliances. Stairs lead to the first-floor landing where you find two spacious double bedrooms and a three-piece family bathroom.

The property sits on a private and easy to maintain the plot, with allocated parking to the front along with a private covered patio area. The rear garden has a good size patio area and is enclosed by a brick wall boundary. The property is ready to view and won't hang around – Contact Newton Fallowell today to arrange your priority viewing.



Living Room

14'9 x 11'5 (4.50m x 3.48m)

Kitchen / Dining Room

12'6 x 11'9 (3.81m x 3.58m)

First Floor Landing

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

Bedroom Two

11'5 x 8'8 (3.48m x 2.64m)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

Outside

Set on a low maintenance plot, the property offers parking within an allocated bay to the front of the house. The walled garden is mainly hardstanding and easy to maintain.



COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
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.

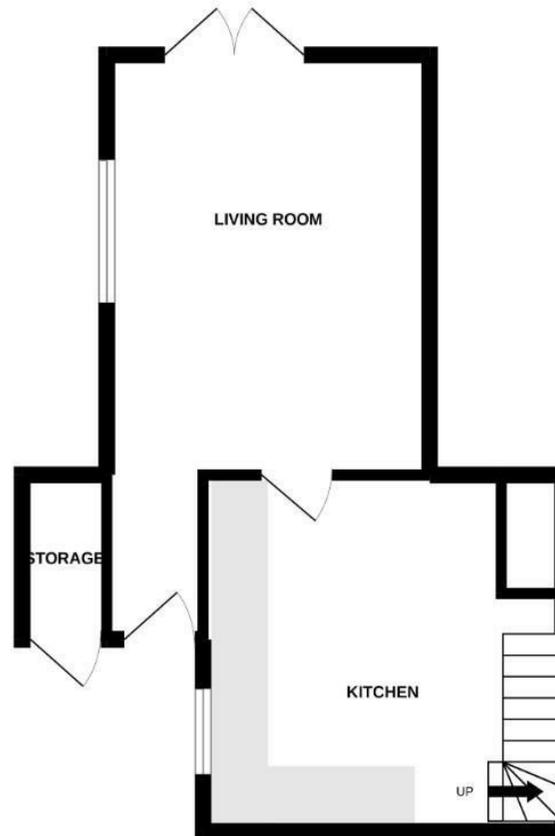


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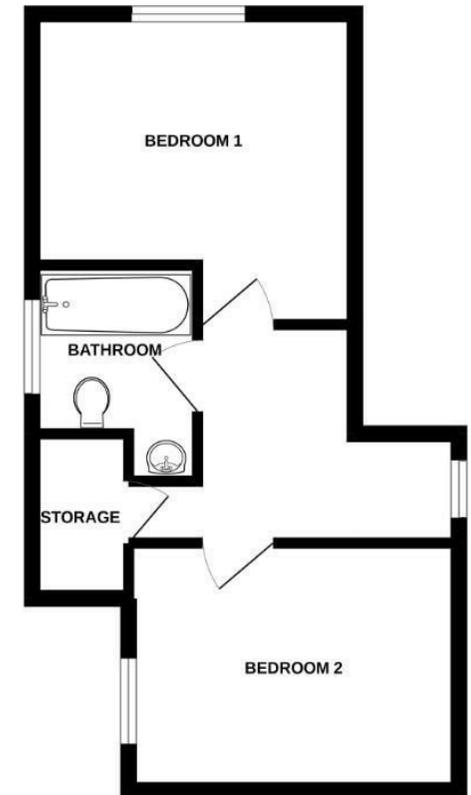
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GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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			86
(81-91) B			
(69-80) C		71	
(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	