



Glebe Way,
Oakham, Rutland, LE15 6LX

NEWTONFALLOWELL 

**Glebe Way,
Oakham, Rutland, LE15 6LX
£230,000 Freehold**

Being sold with NO ONWARD CHAIN and positioned in a popular part of Oakham, which is only a short walk into the town centre, and local amenities is this detached spacious bungalow. Having been extended at the rear & with scope to update throughout the property offers two bedrooms, kitchen, living room & modern shower room. Having sold similar bungalows in Oakham, within a quick time scale we do not anticipate this fantastic bungalow being on the market for long, so to avoid missing out please arrange an internal viewing at the earliest opportunity.

Entering into the useful porch area, a fantastic space to leave any coats and shoes a door provides access into the light and airy living room which provides a window that overlooks the street scene. Both bedrooms sit to the rear of the bungalow, with bedroom two providing a door into the single garage. The kitchen sits to the front which houses the boiler and offers a built-in cupboard. The modern shower room finishes the living accommodation.

The block paved driveway provides access to the single garage. The rear west facing garden is easy to maintain and mainly laid to lawn and offers a range of shrubs and borders.



Entrance Hall

6'4 x 5'4 (1.93m x 1.63m)

Living Room

15'5 x 13'0 (4.70m x 3.96m)

Master Bedroom

11'10 x 10'5 (3.61m x 3.18m)

Bedroom Two

13'11 x 9'8 (4.24m x 2.95m)

Landing

7'3 x 6'0 (2.21m x 1.83m)

Shower Room

7'3 x 5'7 (2.21m x 1.70m)

Kitchen

11'2 x 9'1 (3.40m x 2.77m)

Garage

19'8 x 8'6 (5.99m x 2.59m)

Outside

Externally the property is well kept, with the block paved driveway providing access to the single garage. There is a small turfed front garden, with the main garden being mainly laid to lawn.



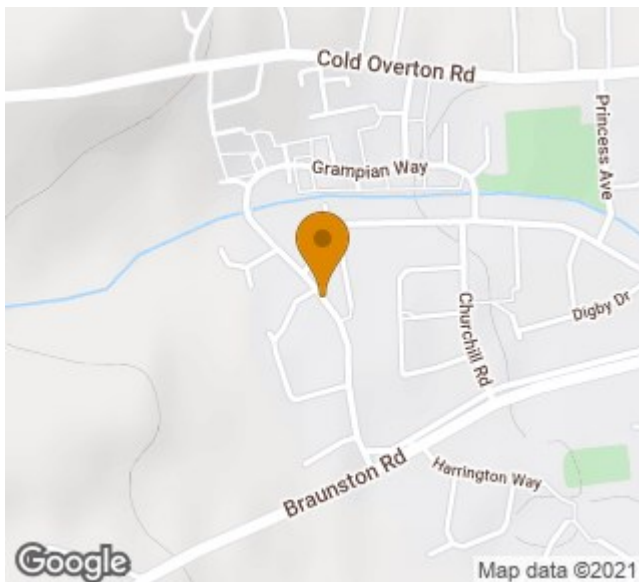
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

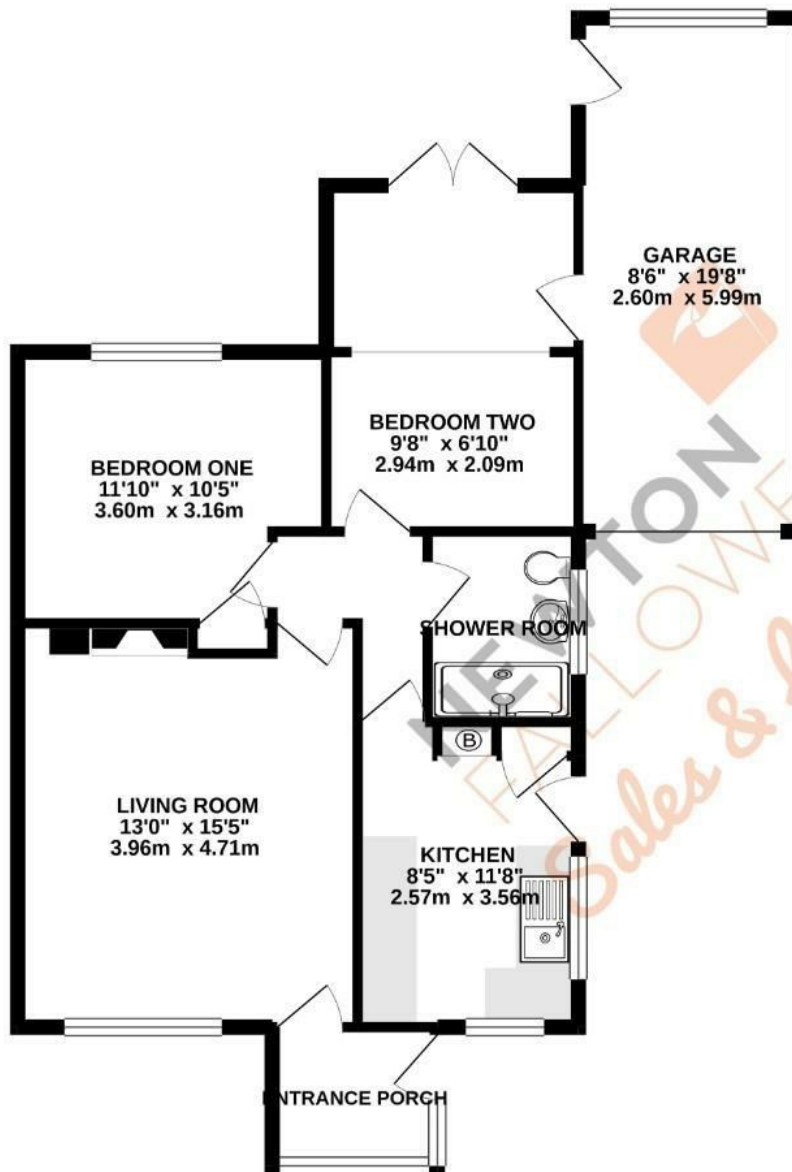
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GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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.
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