



Ashwell Road,
Oakham, Rutland, LE15 6QQ

NEWTONFALLOWELL 

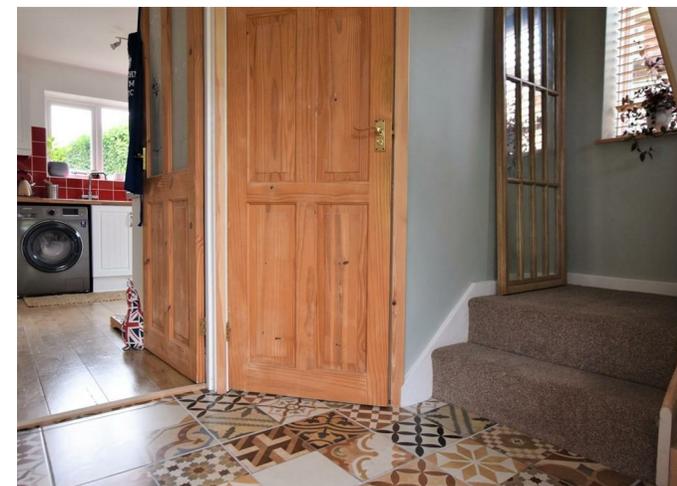
Ashwell Road,
Oakham, Rutland, LE15 6QQ
Guide Price £240,000 Freehold

** GUIDE PRICE - £240,000 - £250,000 **

Presented in immaculate condition throughout, and within walking distance to the Town Centre and Train Station is this well-proportioned semi-detached home. In a move-in condition, this fantastic home offers a kitchen, open plan living/ dining room, WC, three bedrooms and a three-piece modern bathroom. We strongly advise an internal viewing at the earliest opportunity.

Sitting over two floors the property is entered via the front aspect into the spacious entrance hall where doors provide access to the downstairs accommodation and stairs flow to the first-floor landing. The spacious light and airy living/ dining room sits front to back of the property with a window overlooking the front street scene and double doors provide access to the rear garden. The kitchen sits to the rear which offers plenty of floor to wall base units and doors provides access onto the side aspect. Downstairs is finished with the oversized WC! From the first floor's landing, you will find three bedrooms, described as two doubles and a single, as well as the three-piece bathroom.

Externally the rear is well kept and easy to maintain. The front provides block paved off-road parking for several vehicles. A side gate leads you to the rear garden which is no overlooked and mainly laid to lawn. You will also find a useful outbuilding to the side which has the potential to convert if needed.



Entrance Hall

10'0 x 5'10 (3.05m x 1.78m)

Kitchen

12'3 x 9'1 (3.73m x 2.77m)

Living Room

20'10 x 11'0 (6.35m x 3.35m)

WC

5'5 x 4'8 (1.65m x 1.42m)

First Floor Landing

7'9 x 5'8 (2.36m x 1.73m)

Master Bedroom

14'1 x 10'11 (4.29m x 3.33m)

Bedroom Two

14'2 x 9'4 (4.32m x 2.84m)

Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

Bathroom

7'9 x 5'1 (2.36m x 1.55m)

Outside

Externally the property is well kept and easy to maintain. There is ample off-road parking for several vehicles and a small turfed front garden. A side gate provides access to the rear garden which is mainly laid to lawn.

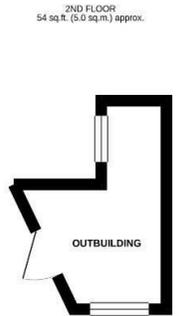
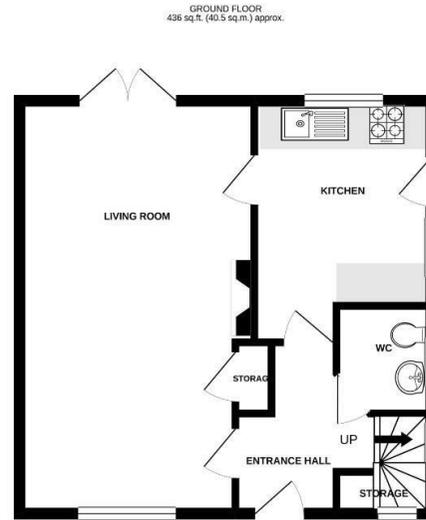


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TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

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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**NEWTON
FALLOWELL**

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |