



**Stowe Court, Stretton**  
Oakham, Rutland, LE15 7RN

**NEWTON** FALLOWELL 

**Stowe Court, Stretton  
Oakham, Rutland, LE15 7RN  
£220,000 Freehold**

Situated within the popular development in the picturesque Rutland countryside is this well-maintained spacious property. With only a short drive from Oakham & Stamford's historic market town centres & train stations is this end terraced home which offers flexible accommodation throughout, boasting an open plan kitchen diner, living room, three bedrooms, family bathroom, off-road parking and a good size south facing non-overlooked garden.

Having sold a similar property within a quick time scale we do not anticipate this property being on the market for long, so an internal viewing is essential!

Approaching the property via the front aspect, you are welcomed via the entrance hall which provides access to the ground floor accommodation and built-in storage. Here you will find two bedrooms and a three-piece bathroom. The first set of stairs lead you to a landing area which then provides access to the spacious light and airy kitchen which offers plenty of floor to wall base units, windows overlooking the rear garden and a door leading you into the rear garden. Further stairs lead you to the third bedroom, w/c and the living room which offers the most fantastic rolling countryside views.

The property sits on a generously sized plot with two parking spaces within Stowe Court, one is under a covered carport. The rear south facing garden is easy to maintain part being paved and the rest to laid to lawn, with plenty of space for a large outbuilding or shed & all enclosed by timber fencing. A gate at the rear of the garden opens up into the fields behind.



**Entrance Hall**

16'3 x 3'2 (4.95m x 0.97m)

**Bathroom**

8'4 x 6'0 (2.54m x 1.83m)

**Bedroom One**

11'7 x 9'3 (3.53m x 2.82m)

**Bedroom Two**

8'8 x 6'7 (2.64m x 2.01m)

**Kitchen Breakfast**

17'6 x 11'11 (5.33m x 3.63m)

**First Floor****Living Room**

16'3 x 11'7 (4.95m x 3.53m)

**Bedroom Three**

11'7 x 8'9 (3.53m x 2.67m)

**WC**

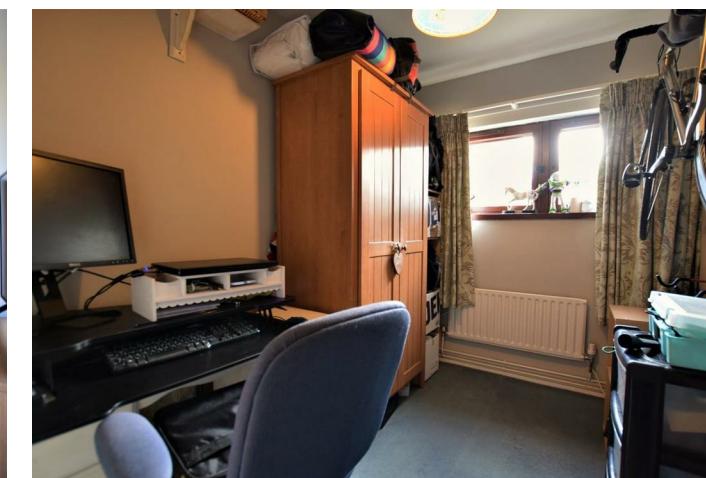
4'6 x 2'8 (1.37m x 0.81m)

**Outside**

The property offers two allocated off road parking space, one found to the front and the second within a short walk from the home. The rear south facing garden is partly block paved and the rest laid to lawn.

**Residents Management Company**

The property is liable to pay an annual charge to Stretton Wood Estate Management Company for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £200 per property, per annum and is reviewable on an annual basis, although the sellers have advised this hasn't been reviewed for several years. The Management Company is owned and administered by the residents. Contact Newton Fallowell for further information.



## COUNCIL TAX INFORMATION:

Local Authority: Rutland CC

Council Tax Band: A

## 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.



**NEWTON  
FALLOWELL**

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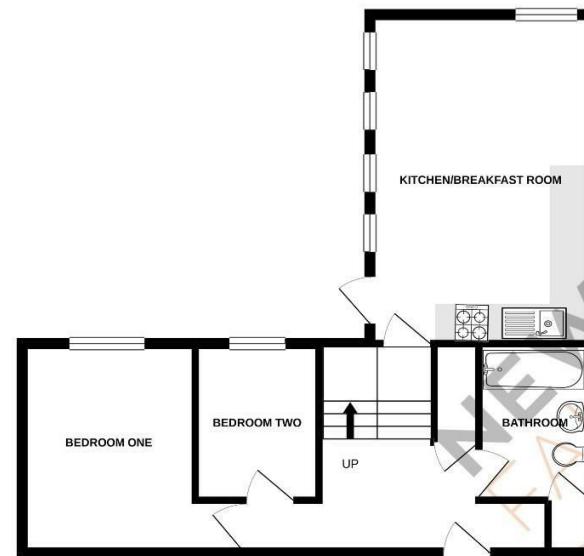
e: oakham@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

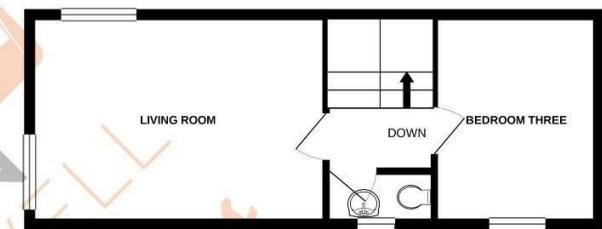


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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