



Glen Drive,
Oakham, Rutland, LE15 6SB

NEWTONFALLOWELL 

**Glen Drive,
Oakham, Rutland, LE15 6SB
£340,000 Freehold**

Set within a quiet residential area only a short walk to the bustling town centre is this attractive and well proportioned three bedroom detached bungalow offered for sale with no onward chain. Presented in excellent decorative order and positioned on an enviable plot with beautiful front and rear gardens, extensive block paved driveway and a detached single garage.

As you approach the property from the front, the main entrance is through a useful porch area creating the ideal space for coats, shoes and study area if required. A further door then leads you through to the main entrance hallway where you immediately get the feeling of space with the varnished floor coverings and a wide walkway. The living room sits to the front of the property with a gas fire housed in a feature fireplace along with a large uPvc window overlooking the front garden. The modern kitchen has lovely views over the rear garden and has been fitted with a range of shaker style wall and base units. The kitchen has a built-in double oven, fridge freezer and space for a dishwasher and washing machine. Across the hallway, you find three spacious double bedrooms with the main bedroom featuring fitted wardrobes. The bungalow is completed by a modern three piece shower room with a large walk-in shower enclosure.

The bungalow itself sits in the middle of a generous plot with access around both sides of the property. The mature front garden has been planted with a selection of mature shrubs and plants creating high degrees of privacy. The block paved driveway provides off-road parking for several vehicles and leads towards the large carport and detached single garage. The rear garden is mainly laid to lawn with a sunny East facing aspect. The paved patio area provides an ideal place to sit and enjoy the garden. Internal viewings are strongly recommended.



Entrance Porch

8'10 x 8'8 (2.69m x 2.64m)

Entrance Hall

14'11 x 6'1 (4.55m x 1.85m)

Living Room

16'1 x 11'11 (4.90m x 3.63m)

Kitchen / Breakfast Room

13'10 x 9'7 (4.22m x 2.92m)

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)

Bedroom Two

11'10 x 9'9 (3.61m x 2.97m)

Bedroom Three / Dining Room

11'10 x 9'0 (3.61m x 2.74m)

Shower Room

8'3 x 6'8 (2.51m x 2.03m)

Outside

A block paved driveway provides off road parking for several vehicles and leads to the car port and single garage. The front and rear gardens are very well maintained with well stocked borders and mature shrubs.

Single Garage

Power and light connected.

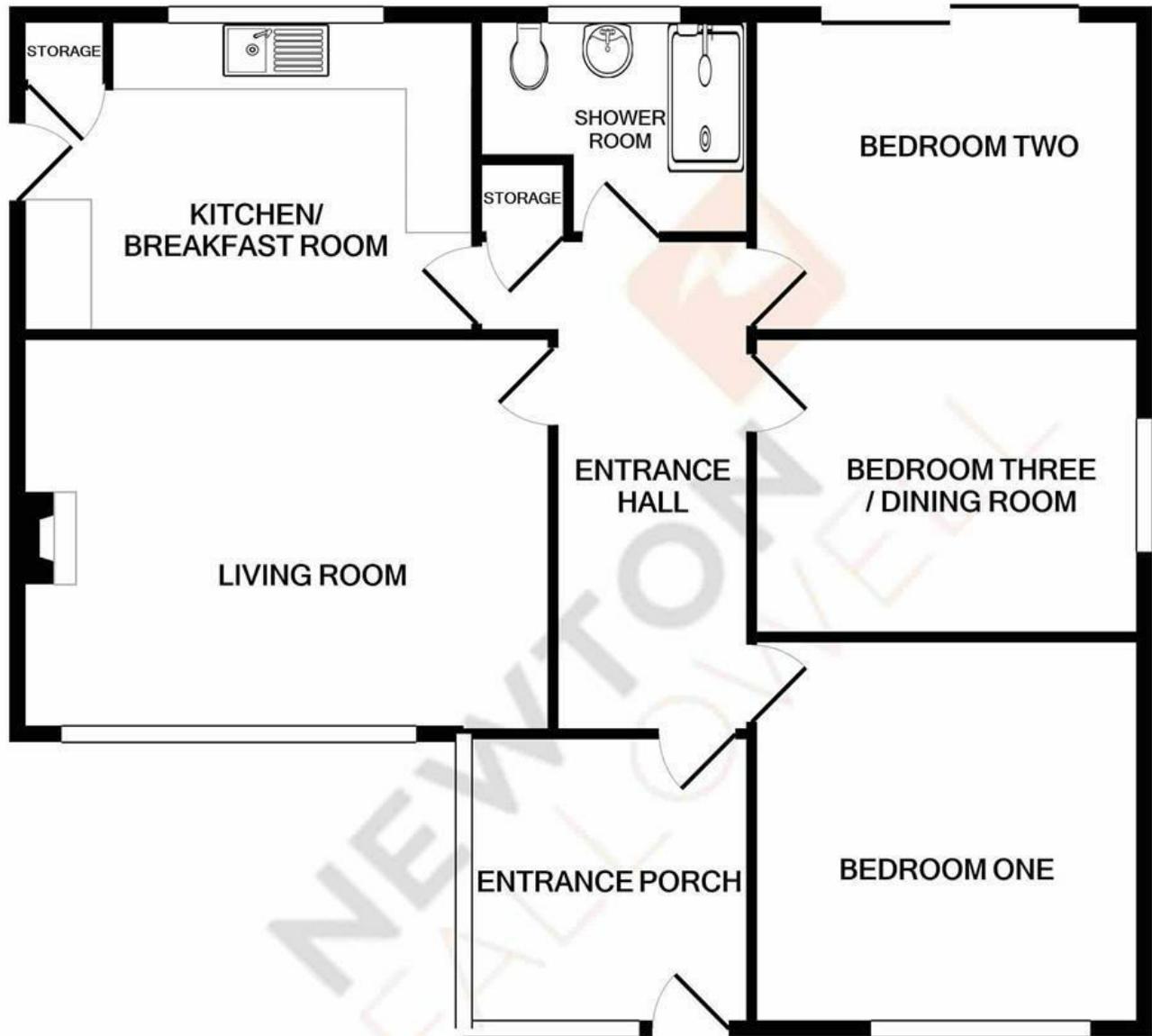
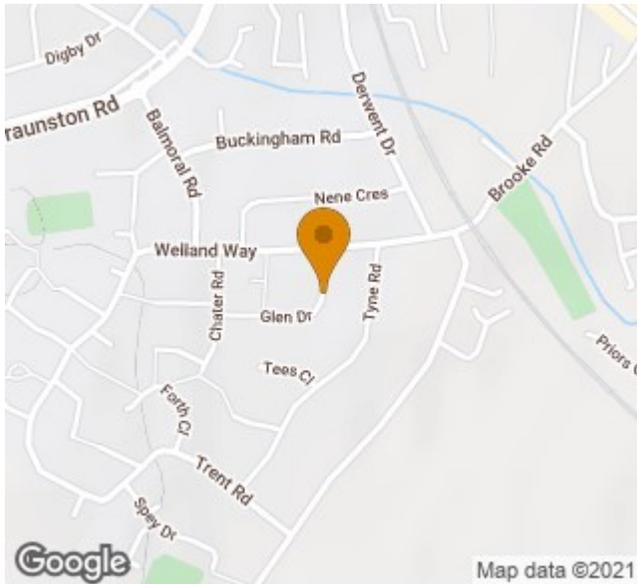


AGENTS NOTE – DRAFT PARTICULARS:

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. For more information simply speak to someone in our branch today. We can refer you on to The 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**

t: 01572 335005
e: oakham@newtonfallowell.co.uk
www.newtonfallowell.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019