



**Normanton Drive,**  
Oakham, Rutland, LE15 6FG

**NEWTON**FALLOWELL 

Normanton Drive,  
Oakham, Rutland, LE15 6FG  
£260,000 Freehold

**\*\*PURCHASE THIS PROPERTY THROUGH NEWTON FALLOWELL AND RECEIVE A £200 JOHN LEWIS VOUCHER\*\***

Set within a desirable cul-de-sac to the East of Oakham is this very well presented semi detached family home offering a wealth of well considered accommodation arranged over two floors including a breakfast kitchen, bay fronted living room, separate conservatory, three double bedrooms and a modern three piece shower room. Creating a well proportioned family home, the property boasts a single garage, beautifully maintained front and rear gardens and is ideally situated within easy walking distance of Oakham's highly regarded schools.

As you enter the property, a useful entrance hall provides an ideal space for shoes and coats. A door then leads through to the light and airy bay fronted living room with feature electric fireplace and oak staircase leading to the first floor landing. The kitchen area offers plenty of floor to wall base units. Doors then leads through to the conservatory with French doors to the rear garden. Downstairs is finished with the useful WC. The first floor landing gives great access to the three double bedrooms, airing cupboard and modern three piece shower room.

The outside areas have been very well maintained by the current owner and are mainly astroturfed with planted borders providing an easy to maintain garden. We would strongly advise an internal viewing of this property at the earliest opportunity



**Entrance Hall**

3'5 x 3'5 (1.04m x 1.04m)

**Living Room**

16'10 x 11'9 (5.13m x 3.58m)

**Kitchen Breakfast Room**

11'9 x 8'3 (3.58m x 2.51m)

**WC**

**Conservatory**

9'6 x 8'10 (2.90m x 2.69m)

**First Floor Landing**

9'0 x 2'11 (2.74m x 0.89m)

**Bedroom One**

11'10 x 11'8 (3.61m x 3.56m)

**Bedroom Two**

11'6 x 7'9 (3.51m x 2.36m)

**Bedroom Three**

9'8 x 8'5 (2.95m x 2.57m)

**Shower Room**

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

**Garage**

17'4 x 8'7 (5.28m x 2.62m)



GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.

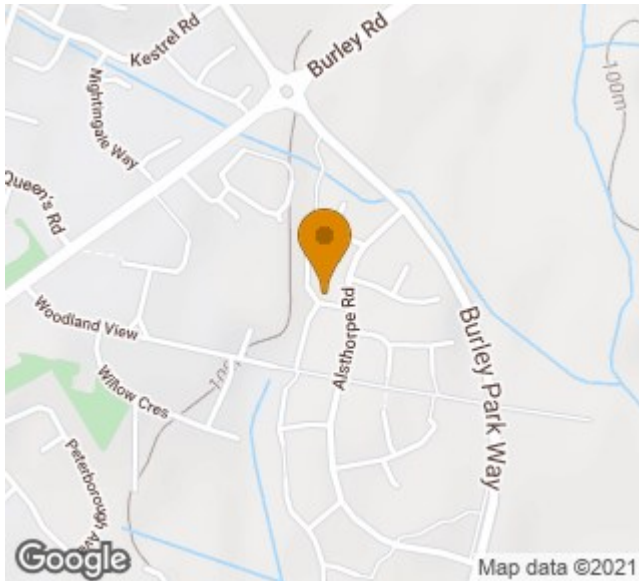
1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

**AGENTS NOTE – DRAFT PARTICULARS:**

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TOTAL FLOOR AREA : 955 sq.ft. (88.7 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	