



**Glebe Way,**  
Oakham, Rutland, LE15 6LX

**NEWTON**FALLOWELL 

**Glebe Way,  
Oakham, Rutland, LE15 6LX  
£225,000 Freehold**

**\*\* SOLD STC PRIOR TO MARKETING, WITH BUYERS MISSING OUT - MORE HOMES NEEDED - ARE YOU CONSIDERING A MOVE? WE'RE HERE TO MAKE YOUR MOVE A REALITY \*\***

Situated within the popular and sought-after area of Glebe Way, which is within a short walk from Oakham picturesque market town centre & train station is this semi-detached three-bedroom home. Presented in immaculate condition throughout, sitting on an oversized plot the property offers a kitchen, living room, three bedrooms and a family bathroom!

Sitting over two floors the property is entered via the front aspect into the spacious light and airy entrance hall where you will find the stairs flowing to the first floors landing and doors provide access to the living accommodation. The kitchen sits to the front aspect with the living room sitting to the rear. From the first floors landing you will find three bedrooms, described as two doubles and a single. The modern four-piece bathroom finishes the upstairs accommodation.

Externally the property is well kept and easy to maintain with the rear garden mainly laid with lawn with an oversized patio area accessed from the living room. You will also find a single garage to the side aspect.



### Entrance Hall

13'9 x 4'8 (4.19m x 1.42m)

### WC

6'4 x 3'1 (1.93m x 0.94m)

### Kitchen

14'9 x 7'10 (4.50m x 2.39m)

### Living Room

19'11 x 13'8 (6.07m x 4.17m)

### First Floor Landing

5'10 x 4'2 (1.78m x 1.27m)

### Master Bedroom

12'6 x 11'1 (3.81m x 3.38m)

### Bedroom Two

14'3 x 8'11 (4.34m x 2.72m)

### Bedroom Three

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

### Bathroom

9'7 x 5'3 (2.92m x 1.60m)

### Outside

Sitting on an oversized plot you will find block paving to the front aspect and a side garden with is laid to lawn. The rear is easy to maintain with a good sized patio are spanning across the width of the garden. The rest is laid to lawn and enclosed by a part brick wall surround.



**COUNCIL TAX INFORMATION:**

Local Authority: Rutland Council  
Council Tax Band: B

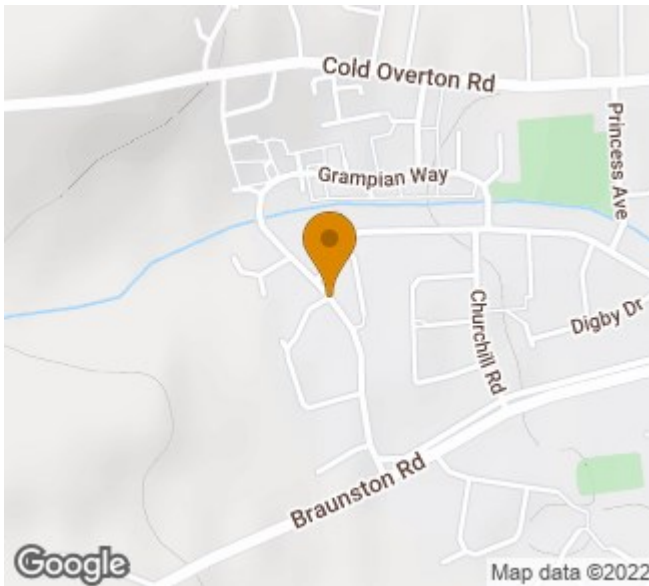
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**ANTI-MONEY LAUNDERING REGULATIONS:**

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.



**GROUND FLOOR**  
467 sq.ft. (43.4 sq.m.) approx.



**1ST FLOOR**  
459 sq.ft. (42.7 sq.m.) approx.



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(54-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	