



**Bullfinch Close,**  
Oakham, Rutland, LE15 6BS

**NEWTON**FALLOWELL 



**Bullfinch Close,  
Oakham, Rutland, LE15 6BS  
£280,000 Freehold**

Sitting towards the end of the quiet cul-de-sac, with only a short walk into Oakhams popular market town centre is this well presented detached family home. Boasting flexible accommodation throughout the property offers a living room, dining room, kitchen, conservatory, three bedrooms with the master offering an en-suite shower room and a family bathroom. Having sold similar properties within a quick time scale we do not anticipate this property being on the market for long, so an internal viewing is essential at the earliest opportunity.

Sitting over two floors, the property is entered via the front aspect into the useful entrance hall, a fantastic space to leave any coats or shoes. A door from here flows into the light and airy living room, which offers a bay window overlooking the front aspect, an electric style fireplace, and also provides access to both the dining room and kitchen. The dining room is of good size and has sliding doors straight into the conservatory. The kitchen has a range of floor to wall base units and provides entry into the rear garden. Stairs flow to the first floors landing where you will find three bedrooms, with the master offering an en-suite shower room. The upstairs accommodation is finished with a three-piece family bathroom.

Externally the property is well kept, with the driveway providing parking for one vehicle which leads to the single garage. Side access leads you to the rear garden which is mainly laid to lawn, with a block paved patio in the bottom corner. The garden is all enclosed by timber fencing.





### Entrance Porch

3'8 x 3'7 (1.12m x 1.09m)

### Living Room

15'5 x 11'6 (4.70m x 3.51m)

### Dining Room

9'0 x 8'9 (2.74m x 2.67m)

### Conservatory

9'9 x 9'2 (2.97m x 2.79m)

### Kitchen

10'3 x 8'10 (3.12m x 2.69m)

### First Floor Landing

9'10 x 9'8 (3.00m x 2.95m)

### Master Bedroom

12'0 x 9'7 (3.66m x 2.92m)

### En-Suite Shower Room

5'7 x 3'4 (1.70m x 1.02m)

### Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

### Bedroom Three

9'10 x 6'10 (3.00m x 2.08m)

### Bathroom

9'1 x 5'0 (2.77m x 1.52m)

### Garage

16'10 x 9'2 (5.13m x 2.79m)

### Outside

The property offers a driveway providing off road parking for one vehicle. The rear garden is mainly laid to lawn and enclosed by timber fencing.



GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.

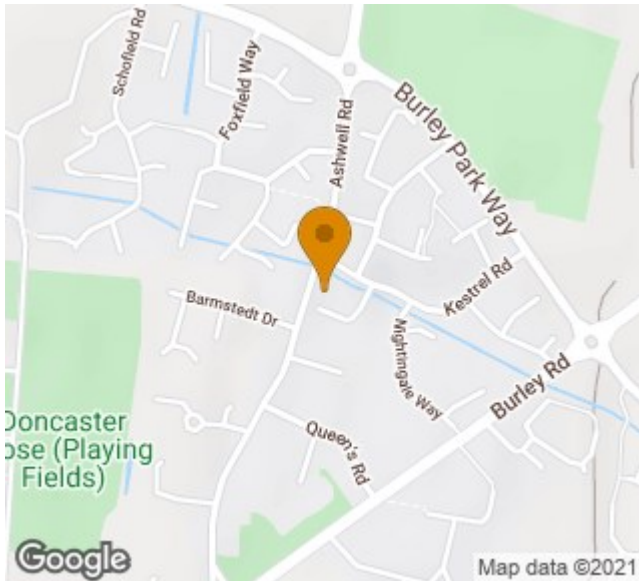
1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

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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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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