



Lonsdale Way,
Oakham, Rutland, LE15 6LR

NEWTONFALLOWELL 

Lonsdale Way,
Oakham, Rutland, LE15 6LR
£235,000 Freehold

Situated on an extremely popular road in Oakham, within walking distance to the town centre, train station and local schools is this three bedroom semi-detached family home. Being sold with NO ONWARD CHAIN the property boasts a kitchen, living room, dining room, three bedrooms, family bathroom, good size garden and off-road parking. Having sold similar properties in an extremely quick time scale we do not anticipate this property being on the market for long, so to avoid missing out please arrange a viewing at the earliest opportunity.

Set over two floors, the property is entered via the front, and into a useful entrance hallway, where you will find doors giving access into the downstairs accommodation. The light and airy living room sit to front aspect, and archway opening leads into the dining room, where you will find a set of double doors giving access to the rear garden. The spacious kitchen sits to the rear of the property offering plenty of floor to wall base units, and understairs storage cupboard. Downstairs is finished with a storage cupboard. To the first floors landing, you will find two double bedrooms and a single bedroom, as well as a three-piece family bathroom.

Externally you will find a gravelled driveway, providing off road parking for several vehicles. The rear garden which backs onto Royce Park is part lawn/ slab and enclosed by timber fencing.



Entrance Hall

13'2 2'11 (4.01m x 0.89m)

Storage

2'9 x 2'8 (0.84m x 0.81m)

Living Room

16'5 x 10'11 (5.00m x 3.33m)

Dining Room

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

Kitchen/ Breakfast

14'7 x 10'9 (4.45m x 3.28m)

First Floor Landing

8'7 x 7'1 (2.62m x 2.16m)

Master Bedroom

12'3 x 11'2 (3.73m x 3.40m)

Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

Bedroom Three

7'8 x 7'1 (2.34m x 2.16m)

Bathroom

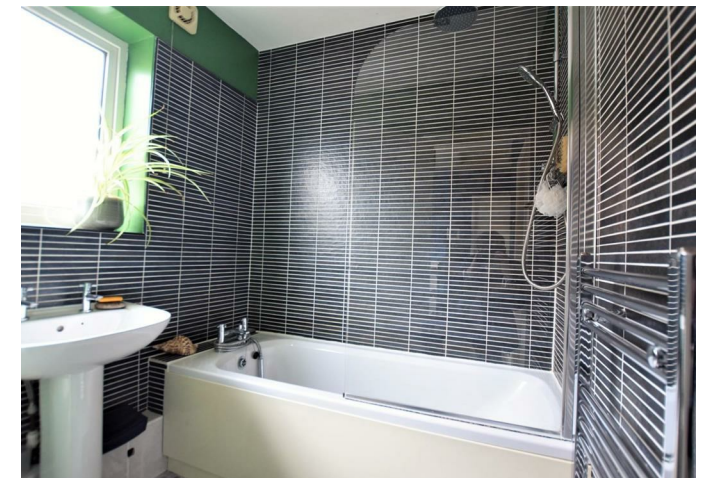
6'10 x 5'11 (2.08m x 1.80m)

Solar Panels

Panels are owned by the vendor and entered into a 20 year FIT Plan contract in 2014. Meaning these are in place for another 14 years. Generation tariff unit rate: 14.38p Export tariff unit rate: 4.77p

Outside

To the front, you will find parking for several vehicles. Side access leads you to the generous rear garden. You will find a block paved patio and a grassed area which is all enclosed by timber fencing.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
25-34 G		25-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

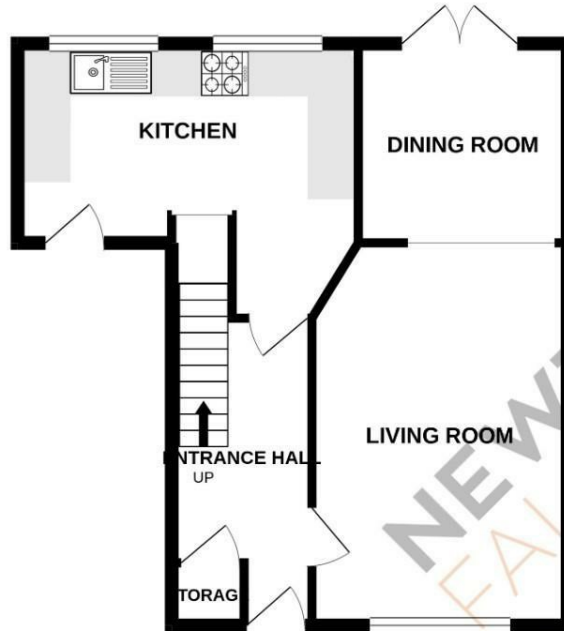
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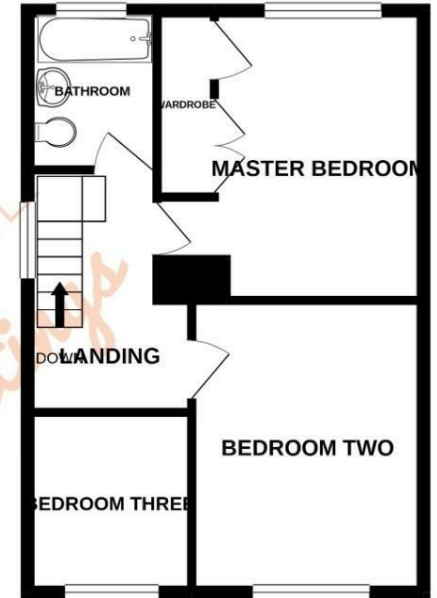
**NEWTON
FALLOWELL**

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

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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