



Welland Way,
Oakham, Rutland, LE15 6SL

NEWTONFALLOWELL 

**Welland Way,
Oakham, Rutland, LE15 6SL
£299,950 Freehold**

Being sold with NO ONWARD CHAIN, and positioned on a generously sized plot within walking distance to Oakhams picturesque town centre & trains station is this detached spacious bungalow. With scope to improve throughout the bungalow boasts a living room, kitchen, three bedrooms, and a shower room. With the market still being buoyant and the current shortage of bungalows, a viewing is essential at the earliest opportunity.

Entering via the front, through the porch you're welcomed via the spacious light and airy living room. From here you can access both the kitchen and hallway which provides access to all three bedrooms and the shower room. The kitchen has a range of floor to wall base units, window overlooking the side aspect, useful storage cupboard and door giving access to the driveway. Both the master bedroom and bedroom two have a set of double doors giving access to the rear garden. The bungalow is finished with the shower room.

Externally the rear is well kept, benefiting from off-road parking for several vehicles, which leads to the single garage. The rear south facing garden is easy to maintain and enclosed by timber fencing.



Entrance Porch

8'4 x 4'7 (2.54m x 1.40m)

Entrance Hall

5'11 x 3'3 (1.80m x 0.99m)

Living Room

15'11 x 14'0 (4.85m x 4.27m)

Kitchen

12'2 x 9'0 (3.71m x 2.74m)

Hallway

8'8 x 3'0 (2.64m x 0.91m)

Master Bedroom

13'11 x 10'11 (4.24m x 3.33m)

Bedroom Two

11'11 x 9'0 (3.63m x 2.74m)

Bedroom Three

10'6 x 6'8 (3.20m x 2.03m)

Bathroom

9'0 x 5'7 (2.74m x 1.70m)

Garage

16'7 x 7'8 (5.05m x 2.34m)

Outside

Sitting on a good-sized plot, externally the property is well kept. A tarmacked driveway provides off road parking for two vehicles and leads to the single garage. The rear south facing garden is mainly laid to lawn and 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	
31-44 F		31-44 F	
1-30 G		1-30 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

AGENTS NOTE – DRAFT PARTICULARS:

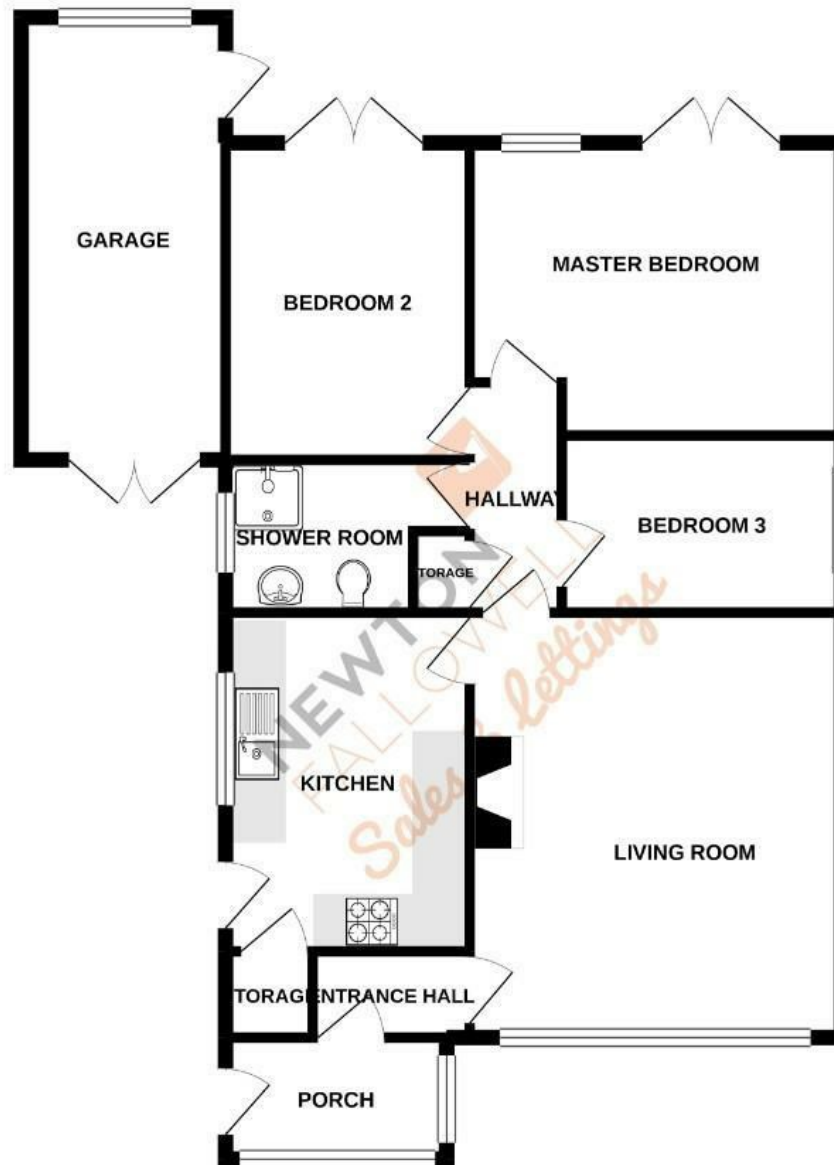
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GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



**NEWTON
FALLOWELL**

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TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

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