



Campden Close, Exton
Oakham, Rutland, LE15 8AL

NEWTONFALLOWELL 

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Oakham, Rutland, LE15 8AL
£180,000 Freehold

Situated in the popular Rutland Village of Exton, which is only a short drive from both Oakham & Stamford picturesque market towns is this three bedrooms mid-terraced property. Being sold with NO ONWARD CHAIN, and a fantastic purchase for an investor the property boasts a spacious lounge, fitted kitchen, conservatory, three bedrooms and a three-piece bathroom. With the current market conditions being so buoyant, we do not anticipate this property being on the market for long, so to avoid missing out a viewing is essential.

Set over two floors the property is entered via the porch and into the spacious entrance hall where you will find the stairs flowing to the first floors landing, and doors giving access to the living accommodation. The spacious light and airy living room sits front to back of the property. The kitchen offers a range of floor to wall base units and gives access to the conservatory. From the first floors landing you will find three bedrooms, and the three piece family bathroom.

Externally the property is well kept with a small enclosed front garden whilst to the rear there is a sizeable garden split in to 3 areas. The first a patio terrace which meets the lawn and finally leads on to a further hard standing / terrace with two useful brick sheds.



Storm Porch

7'5 x 2'2 (2.26m x 0.66m)

Entrance Hallway

8'10 x 8'8 (2.69m x 2.64m)

Living Room

20'11 x 10'5 (6.38m x 3.18m)

Kitchen

11'11 x 7'5 (3.63m x 2.26m)

Conservatory

8'11 x 7 (2.72m x 2.13m)

First Floor Landing

5'11 x 5'7 (1.80m x 1.70m)

Master Bedroom

11'11 x 10'4 (3.63m x 3.15m)

Bedroom Two

11'10 x 8'8 (3.61m x 2.64m)

Bedroom Three

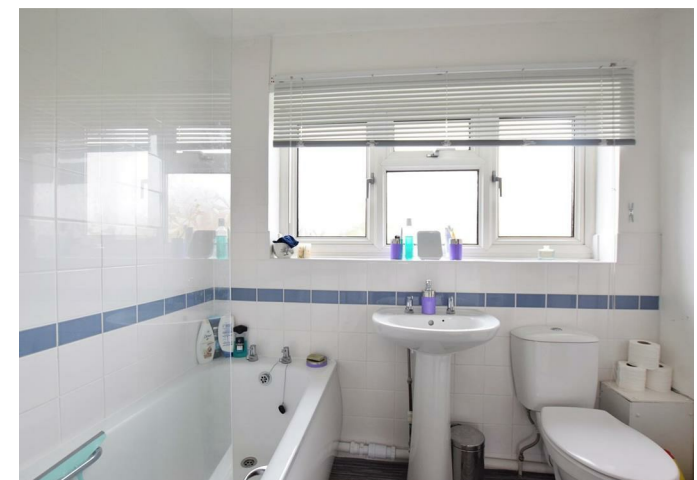
8'9 x 7'5 (2.67m x 2.26m)

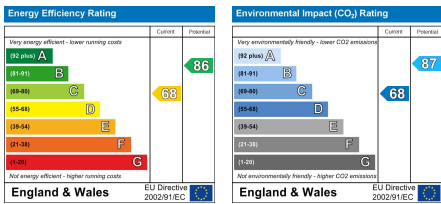
Bathroom

7'8 x 5'8 (2.34m x 1.73m)

Outside

Externally the property is well kept with an enclosed front garden. The generously sized rear garden is enclosed by timber fencing. You will also find two lockable brick stores, and communal parking to the side aspect.





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

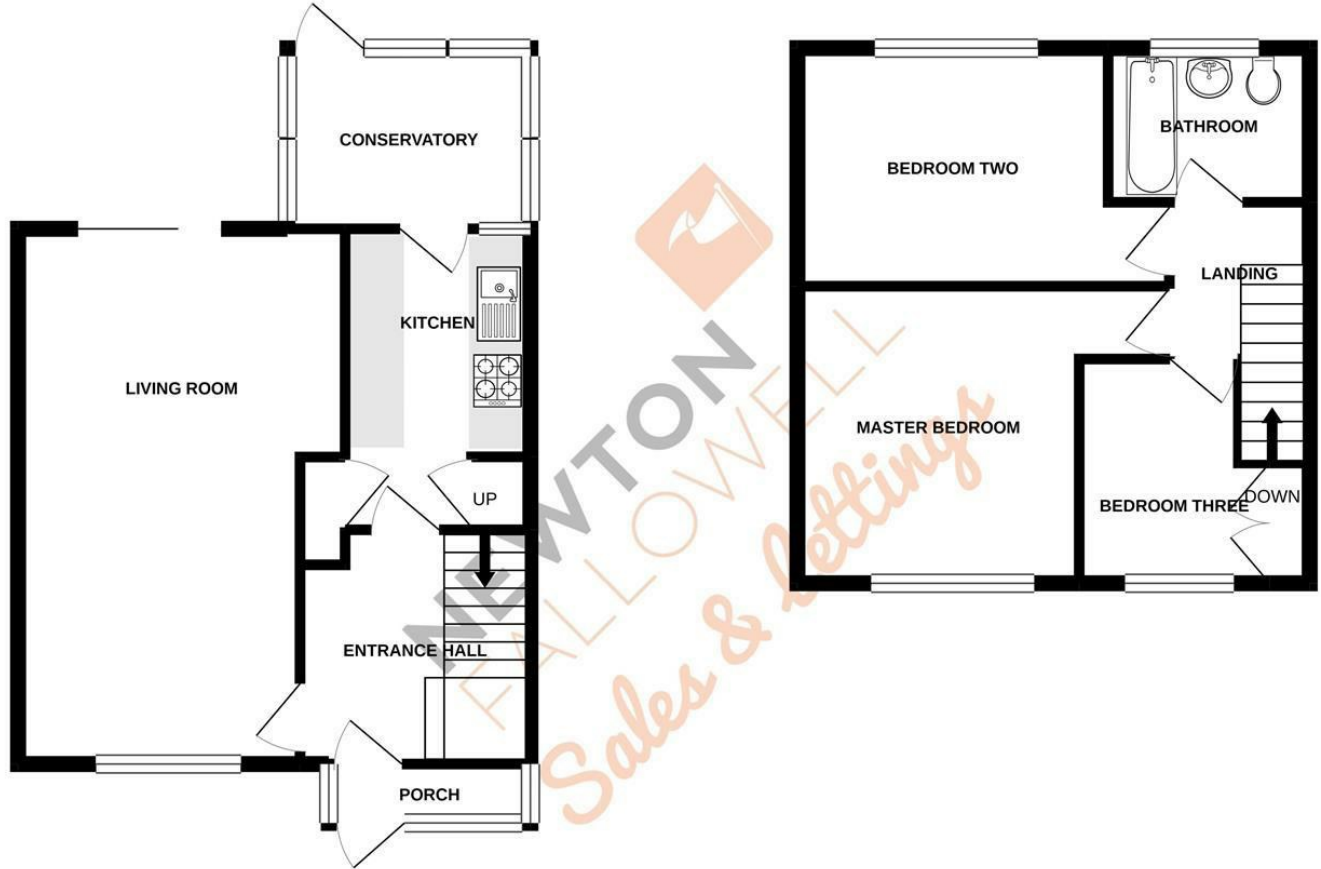
1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.

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TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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