



Ladywell,
Oakham, Rutland, LE15 6DB

NEWTONFALLOWELL 

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£625 PCM

****Available 1st March 2021**** Positioned on an oversized plot within walking distance to Oakham Town Centre is this desirable two bedroom end of terrace house offering generously proportioned accommodation throughout including a kitchen/dining room, living room, two double bedrooms and family bathroom. The property boasts allocated parking to the front and a mature oversized rear garden. The property is initially entered through the front door into the useful entrance hall. A door then leads through to the spacious living room with feature fire and stairs to the first floor landing. From here you enter the kitchen / dining room with door out to the rear garden. The first floor landing has access to the three piece bathroom and two well proportioned double bedrooms.



Entrance Hall

3'11 x 3'9 (1.19m x 1.14m)

Living Room

18'10 x 11'2 (5.74m x 3.40m)

Kitchen / Dining Room

18'11 x 8'2 (5.77m x 2.49m)

First Floor Landing

7'7 x 3'3 (2.31m x 0.99m)

Bedroom One

15'6 x 10'6 (4.72m x 3.20m)

Bedroom Two

11'0 x 9'2 (3.35m x 2.79m)

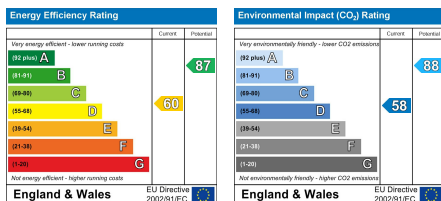
Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Outside

One off road parking space, lawned front garden with a paved pathway to the front door and side gate. The rear garden is fully enclosed by timber fencing and mainly laid to lawn with mature shrubs and trees.



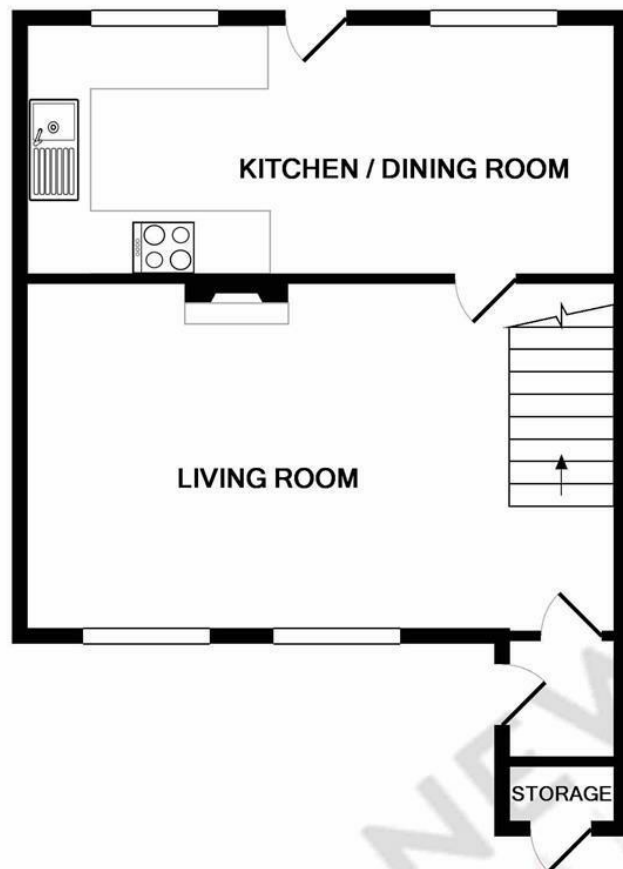
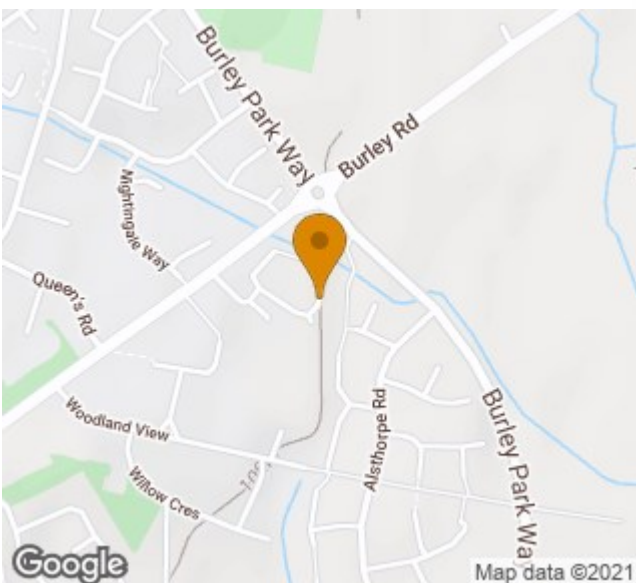


AGENTS NOTE – DRAFT PARTICULARS:

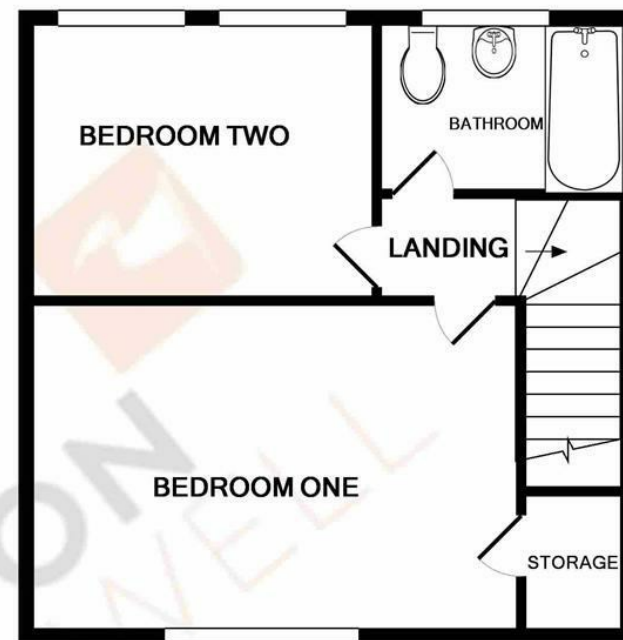
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GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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