



Ladywell,
Oakham, Rutland, LE15 6DB

NEWTONFALLOWELL 

Ladywell,
Oakham, Rutland, LE15 6DB
£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)

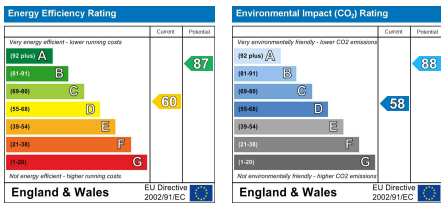
Bathroom

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.



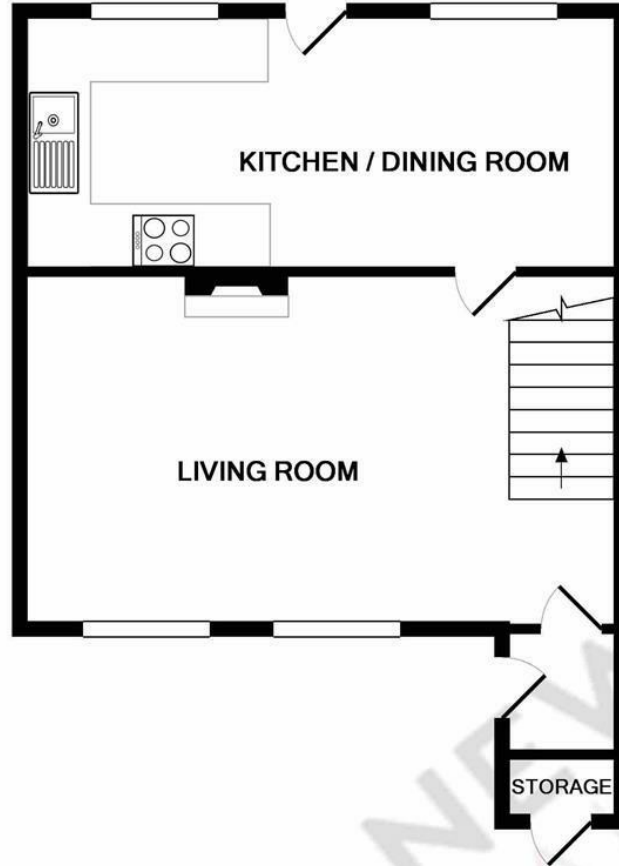


AGENTS NOTE – DRAFT PARTICULARS:

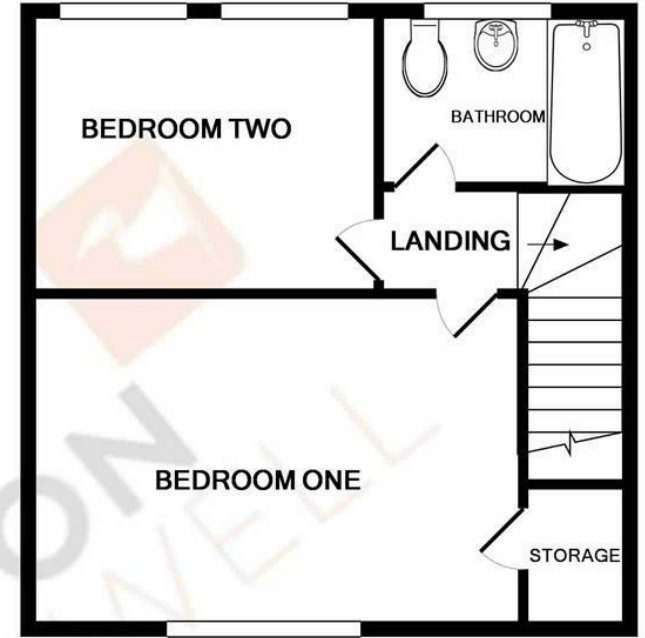
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



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
Made with Metropix ©2017



**NEWTON
FALLOWELL**

t: 01572335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk