



Ribble Walk,
Oakham, Rutland, LE15 6SS

NEWTONFALLOWELL 

**Ribble Walk,
Oakham, Rutland, LE15 6SS
£675 PCM**

Situated within a quiet cul-de-sac close to the Town Centre & Local Amenities is this recently refurbished two bedroom mid terrace house offering deceptively spacious accommodation throughout including a fully fitted kitchen / breakfast room, generous living room and two excellent double bedrooms.

The property was updated a few years ago including a refitted Kitchen / Breakfast Room, new Worcester Boiler, carpeted & redecorated throughout and now makes an excellent home. The property is initially entered in to the porch area with useful shoe storage and wall mounted boiler. The porch leads through to the spacious living room which has been tastefully decorated and has a feature surround creating a focal point to the room. Stairs lead to the first floor landing. The living room then leads to the excellent kitchen / breakfast room, complete with tiled floor, integrated appliances and breakfast bar. A downstairs WC completes the ground floor accommodation. From the first floor landing there are two very good sized double bedrooms and a family bathroom. The property is positioned on desirable plot with a generous rear garden and allocated parking. We would highly recommend an internal viewing of this property to truly appreciate the accommodation on offer.



Entrance Porch

3'9 x 3'8 (1.14m x 1.12m)

Living Room

16'10 x 11'10 (5.13m x 3.61m)

Refitted Kitchen / Breakfast Room

14'9 x 11'10 (4.50m x 3.61m)

Downstairs WC

5'8 x 2'10 (1.73m x 0.86m)

First Floor Landing

7'8 x 3'6 (2.34m x 1.07m)

Bedroom One

13'11 x 11'10 (4.24m x 3.61m)

Bedroom Two

11'10 x 8'0 (3.61m x 2.44m)

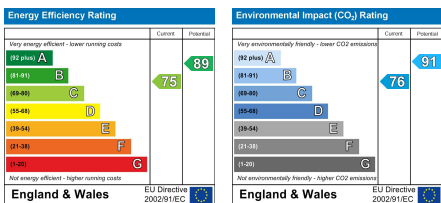
Bathroom

8'0 x 6'5 (2.44m x 1.96m)

Outside

Private rear garden and allocated parking.



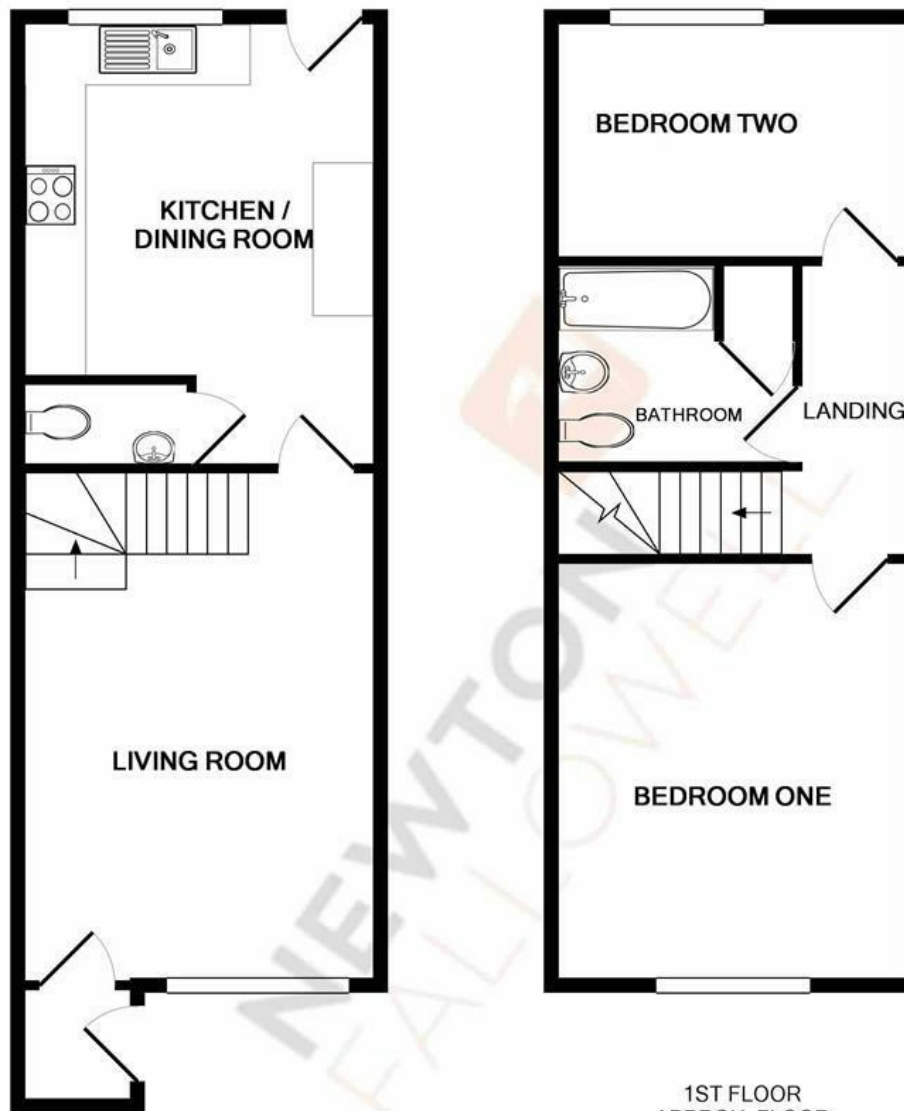
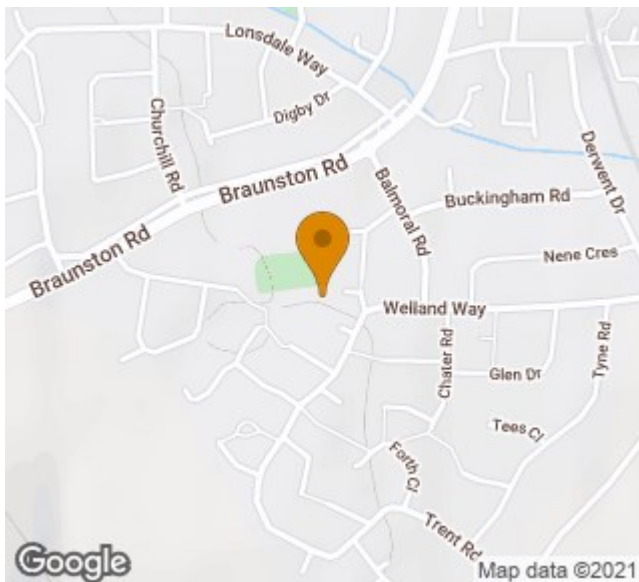


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1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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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