

## 3 Alwyne Close, Oakham, LE15 6HR

Set in a tucked away town centre location, this detached modern brick property comes with two bedrooms, one on each floor, as well as a bay fronted sitting room, spacious kitchen diner, bathroom and shower room.

The market town of Oakham comes with numerous amenities including the train station with links to Peterborough, Leicester and Birmingham.

Accommodation comprises: - Entrance hall, sitting room, kitchen diner, utility room, bedroom two, shower room, landing Main bedroom and bathroom.

To the front of the property is a block paved driveway that provides off street parking for two cars and leads to the single integral garage. To the rear of the property is a low maintenance enclosed garden.

NO CHAIN

**Offers In Excess Of £389,995 Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Tucked away town centre location
- Two bedrooms
- Bay fronted sitting room
- Low maintenance rear garden
- Council Tax Band - E, EPC - D

- Detached home
- Bathroom & shower room
- Spacious kitchen diner
- Off street parking & single garage
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**

4.55m into bay, 3.94m min x 3.51m (14'11 into bay, 12'11 min x 11'6)

**Kitchen Diner**

4.52m x 3.51m (14'10 x 11'6)

**Utility Room**

1.73m x 1.70m (5'8 x 5'7)

**Bedroom Two**

4.29m plus fitted wardrobes x 2.77m (14'1 plus fitted wardrobes x 9'1)

**Shower Room**

1.70m x 1.60m (5'7 x 5'3)

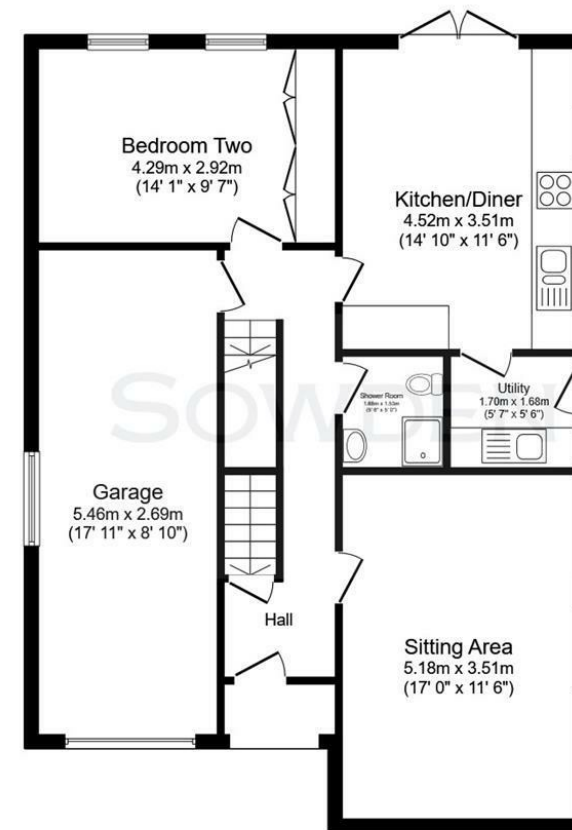
**Landing**

**FLOOR PLAN:**

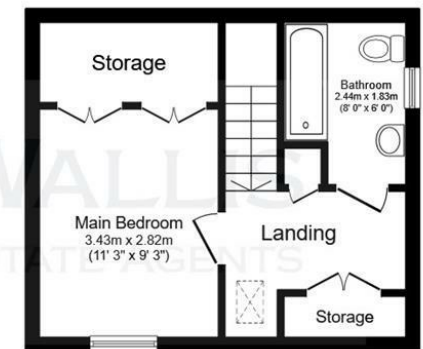
**Main Bedroom**

3.51m plus fitted wardrobes x 2.82m (11'6 plus fitted wardrobes x 9'3)

**Bathroom**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)