



126 Braunston Road, Oakham

In Excess of £290,000

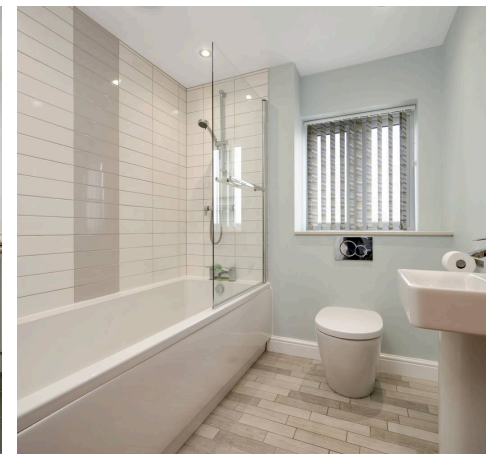
 **NEWTON FALLOWELL**

126 Braunston Road

Oakham

Immaculately presented and thoughtfully designed, this modern three-bedroom end of terrace house offers an exceptional standard of living in a highly sought-after location, perfectly suited for first-time buyers and downsizers alike. Step inside to discover a home that has been recently decorated to a first-class condition, where every detail has been carefully considered to create an inviting and contemporary atmosphere. The open-plan ground floor living area forms the heart of the home, seamlessly combining dining and kitchen spaces to provide a wonderful environment for both relaxing and entertaining. Natural light floods in through large windows, enhancing the sense of space and highlighting the stylish finishes throughout. The kitchen is equipped with modern fittings and ample storage, making it as practical as it is attractive.

The ground floor is complemented by a spacious living room to the front of the property, as well as the practical advantages of a ground-floor WC and convenient utility room. Upstairs, three generous bedrooms await, each offering a peaceful retreat with plenty of room for furnishings and personal touches. The master bedroom benefits from a sleek en-suite shower room, providing an added touch of luxury and privacy, while the additional bedrooms are served by a well-appointed family bathroom. Clever design ensures that every inch of the property is utilised efficiently, with thoughtful storage solutions and versatile spaces that can adapt to your needs. The property's superb condition means you can move straight in and immediately enjoy all that it has to offer. Further enhancing the appeal are three designated car parking spaces, ensuring convenience for homeowners and guests alike, a rarity for properties of this nature.





Living Room

13' 3" x 9' 11" (4.04m x 3.02m)

Kitchen / Dining Room

16' 10" x 16' 7" (5.12m x 5.06m)

Utility Room

6' 5" x 4' 11" (1.96m x 1.51m)

Ground Floor WC

6' 2" x 3' 0" (1.89m x 0.92m)

Bedroom One

16' 8" x 9' 10" (5.08m x 3.00m)

En-Suite

6' 0" x 4' 11" (1.82m x 1.49m)

Bedroom Two

10' 0" x 9' 11" (3.05m x 3.03m)

Bedroom Three

13' 11" x 6' 5" (4.23m x 1.96m)

Bathroom

6' 7" x 6' 2" (2.00m x 1.89m)

First Floor Landing

9' 11" x 6' 7" (3.03m x 2.00m)

Maintenance Charge

We have been advised that the car parking area to the rear of the property is communally maintained, to the charge of £180.00 annually.

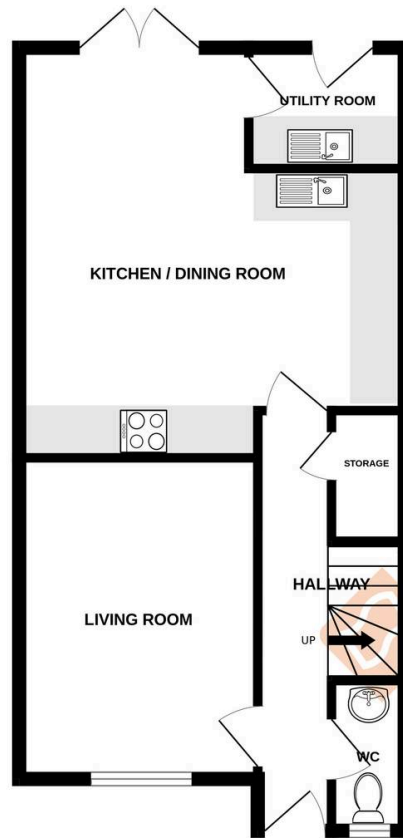
Council Tax band: B

Tenure: Freehold

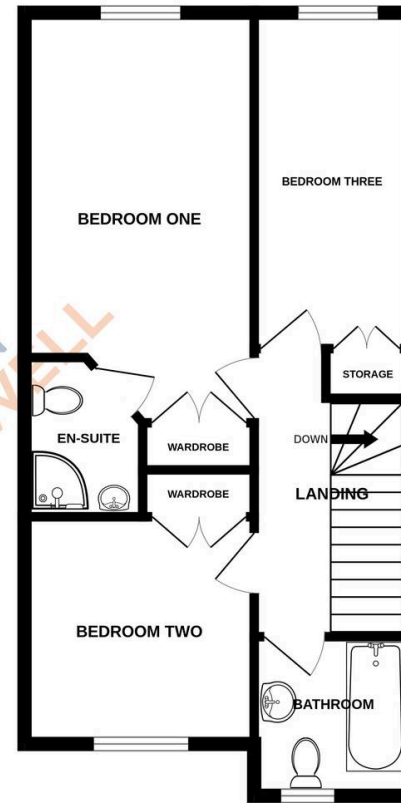
EPC Energy Efficiency Rating: B



GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



BRAUNSTON ROAD, OAKHAM, LE15 6RU

TOTAL FLOOR AREA: 992 sq.ft. (92.2 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.
Made with Metropix 62026

Newton Fallowell - Oakham

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ANTI-MONEY LAUNDERING REGULATIONS: Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.