




NEWTON
FALLOWELL
01572 335005
newtonfallowell.co.uk
FOR SALE

Springfield Way,
Oakham, Rutland, LE15 6QA

NEWTONFALLOWELL 

**Springfield Way,
Oakham, Rutland, LE15 6QA
£179,950**

Set within a quiet cul-de-sac with a low maintenance west facing rear garden, this modern and very well presented two bedroom semi detached bungalow is offered for sale with no onward chain and boasts a light and airy living room, fitted kitchen, two spacious bedrooms and a three piece shower room. Positioned within easy walking distance to local amenities, town centre & public transport this excellent property further boasts driveway parking and further scope to personalise if required.

As you enter the property through the front door, the useful entrance hall provides a great space to remove coats and shoes with a door leading into the living & dining area. This light and airy room offers a real open plan space with a door leading through to the fitted kitchen and inner hallway. From the inner hallway there are two spacious bedrooms and the three piece shower room. The property has benefitted from replacement Upvc windows and a recently installed Worcester boiler to provide more hassle free living.

The private garden has been landscaped and tiered with a variety of planted borders and patio seating areas. Offered for sale with no onward chain by motivated sellers, this great property should be viewed at the earliest opportunity.



Living Room

19'10 x 10'2 (6.05m x 3.10m)

En-Suite

6'10 x 2'11 (2.08m x 0.89m)

Kitchen

10'3 x 7'6 (3.12m x 2.29m)

Shower Room

6'11 x 5'10 (2.11m x 1.78m)

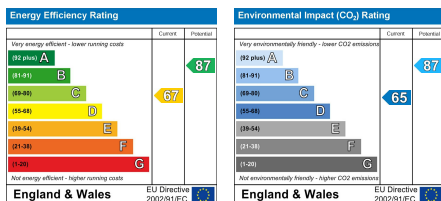
Master Bedroom

11'9 x 8'9 (3.58m x 2.67m)

Bedroom 2

8'11 x 8'8 (2.72m x 2.64m)





AGENTS NOTE – DRAFT PARTICULARS:

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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.

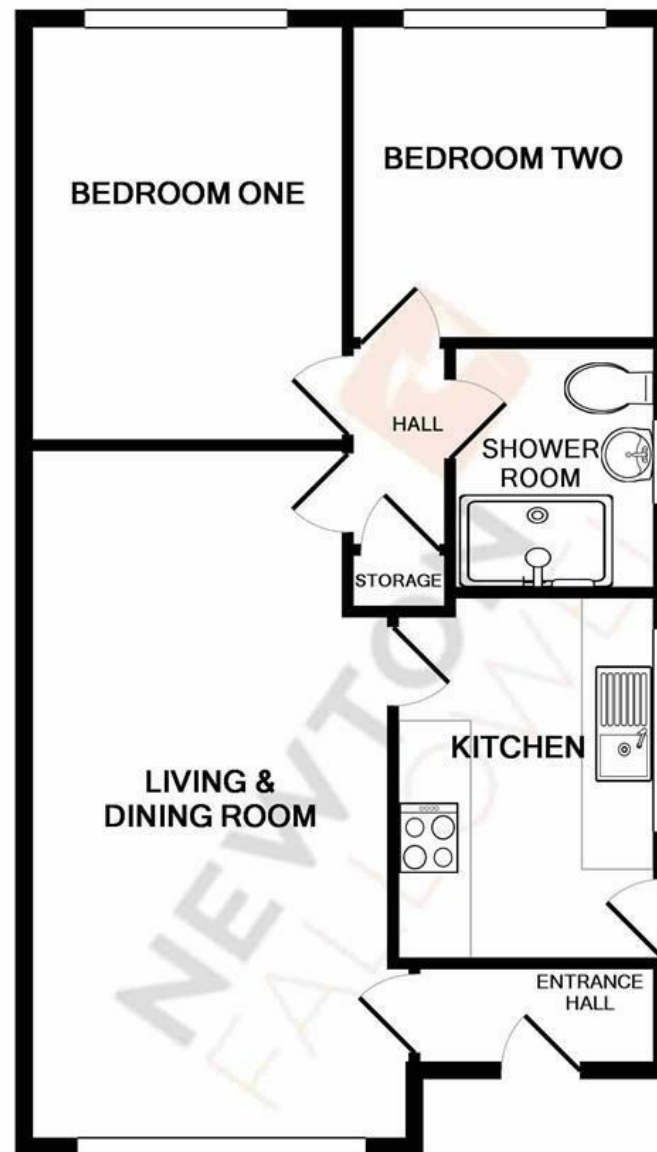


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t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk



TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 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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