



Normanton Road

Edith Weston, Oakham, LE15 8HD

**Price Guide £300,000**

Richardson

# Normanton Road

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Situated in this sought after Rutland Village with the renowned Rutland Water only a short stroll away, along with the village shop and Public House, this established semi detached home has been well maintained and updated by the current vendors. Positioned on a generous corner plot with a good degree of privacy and plenty of off road parking, the property also benefits from gas central heating, replacement double glazing and rewiring. The kitchen has been refurbished with new doors and work surfaces, the downstairs cloakroom and upstairs bathroom have also been refitted. The stairwell has a glass balustrade allowing plenty of light and the living room has a wood burning stove for cosy winter evenings. A rear lobby gives access to the cloakroom and a small utility area which opens up to a useful dining/study/playroom with door out to the garden. To the first floor, there are 2 double bedrooms and the refitted 3 piece bathroom. The wrap around garden has shed & patio areas with raised beds and is enclosed by hedging and fencing.

Entrance hall

Living room  
15'8" max x 14'0" max (4.8m max x 4.27m max)

Kitchen  
9'10" x 8'9" (3m x 2.67m )

Rear lobby

Cloakroom

Utility space

Dining/study/garden room  
10'5" x 9'6" (3.18m x 2.9m)



### First floor landing

#### Bedroom

13'5" x 10'7" (4.11m x 3.25m)

#### Bedroom

13'3" x 8'11" (4.06m x 2.72m)

#### Refitted bathroom

#### External Details

Situated on a generous corner plot with hardstanding for numerous vehicles, a generous front garden enclosed by laurel hedging and fruit trees. Gated side access to patio area with shed and pathway to the rear garden with a further patio area leading on to good size lawns with well stocked beds and further patio areas. The whole area is enclosed with fencing and hedging.

#### Services

All main services connected. Gas central heating

#### Tenure

Freehold

#### Council tax

Rutland County Council Tax Band C

#### Communications

According to Ofcom: Superfast Broadband is available

According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

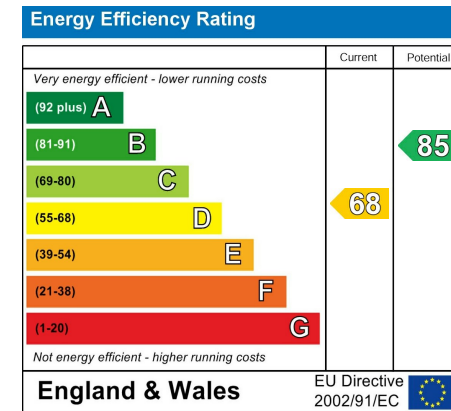
#### Viewing

By appointment with Richardson post@richardsonsurveyors.co.uk





Energy Efficiency Graph



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