



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES

Suthern Close,

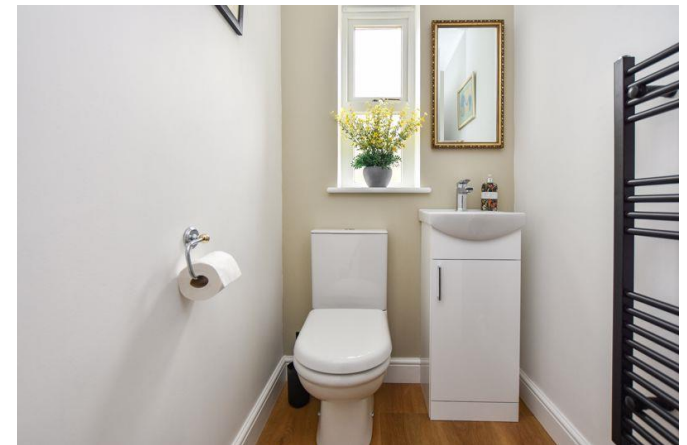
Oakham, LE15 6FX

Offers in Excess of £550,000

SUMMARY

- Five Bedroom Detached Family home
- Living Room, Dining Room & Conservatory
- Kitchen & Utility Room
- Downstairs WC, Family Bathroom & En Suite To Master
- Garage & Two Side By Side Off Road Parking Spaces
- Weill Manicured Front & Rear Gardens
- Walking Distance To Town Centre
- Sought After Cul De Sac Location













Immaculately Presented Five-Bedroom Detached Family Home in a Prime Cul-de-Sac Location Tucked away in a peaceful and highly sought-after cul-de-sac, this beautifully updated five-bedroom detached home offers the perfect blend of style, space, and convenience—just a short walk from the town centre. The property has been thoughtfully modernised, boasting a brand-new kitchen and utility room, fresh flooring throughout the ground floor, and a contemporary downstairs WC.

Inside, the spacious layout includes an inviting entrance hall, generous living room, elegant dining room, bright conservatory, and a stylishly appointed kitchen with separate utility and a 5th bedroom / study. The integral garage adds practicality, while upstairs you'll find four well-proportioned bedrooms—all of which feature built-in wardrobes—along with a modern family bathroom and a sleek en suite to the master.

Outside, the home continues to impress with beautifully maintained front gardens and two side-by-side off-road parking spaces. The rear garden is a true haven, featuring multiple seating areas, a lush lawn, and attractive shrub borders—ideal for relaxing or entertaining. This is a rare opportunity to acquire a turnkey family home in a desirable location—early viewing is highly recommended.

Location...

Oakham is a picturesque and historic market town that offers an exceptional quality of life. Renowned for its rich heritage, attractive architecture, and vibrant community atmosphere, Oakham combines rural charm with modern convenience. At the centre of the town lies the stunning Oakham Castle, a rare example of Norman architecture, surrounded by a mix of elegant Georgian buildings and traditional stone cottages. Oakham's bustling high street is home to a variety of independent shops, cafés, restaurants, and a popular weekly market, giving it a warm and welcoming feel that appeals to residents and visitors alike.

For families, Oakham offers outstanding educational opportunities, including the prestigious Oakham School, as well as a selection of excellent primary and secondary schools. Commuters will appreciate the town's railway station, providing direct links to Leicester, Peterborough, and beyond, while major road networks offer easy access to surrounding towns and cities. Nature lovers and outdoor enthusiasts will enjoy being just minutes from Rutland Water, one of the largest man-made lakes in Europe. This renowned beauty spot offers a host of leisure activities including walking, cycling, sailing, and birdwatching. Whether you're seeking a peaceful retreat, a place to raise a family, or simply a lifestyle that balances country living with town amenities, Oakham offers an unbeatable blend of charm, convenience, and community.

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

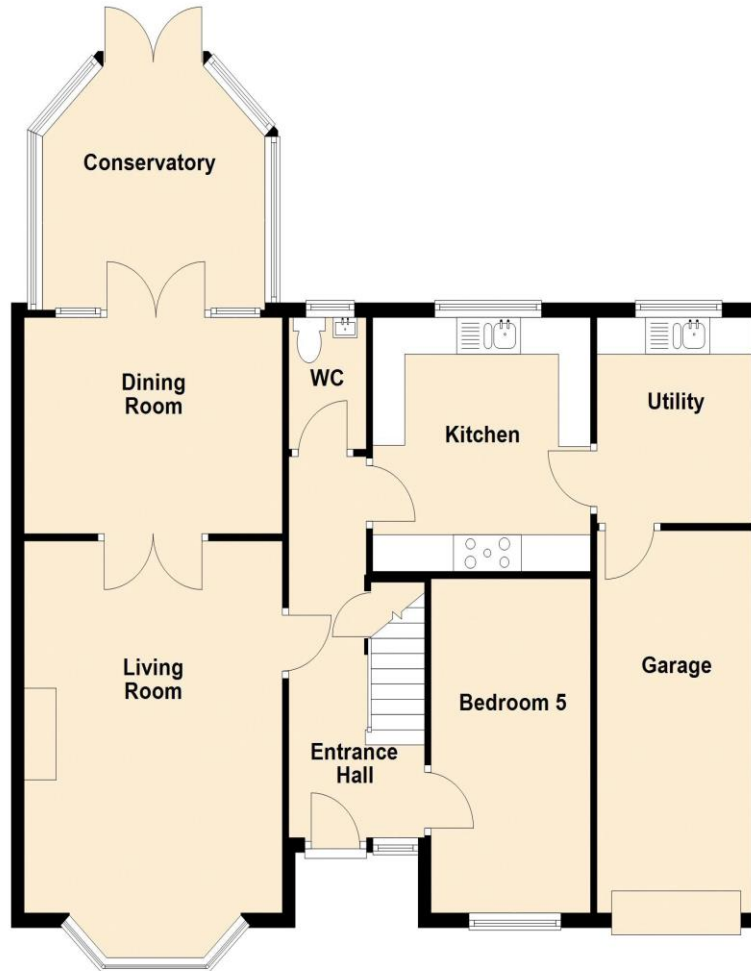
Local Authority: Rutland Council

Services: Gas Central Heating

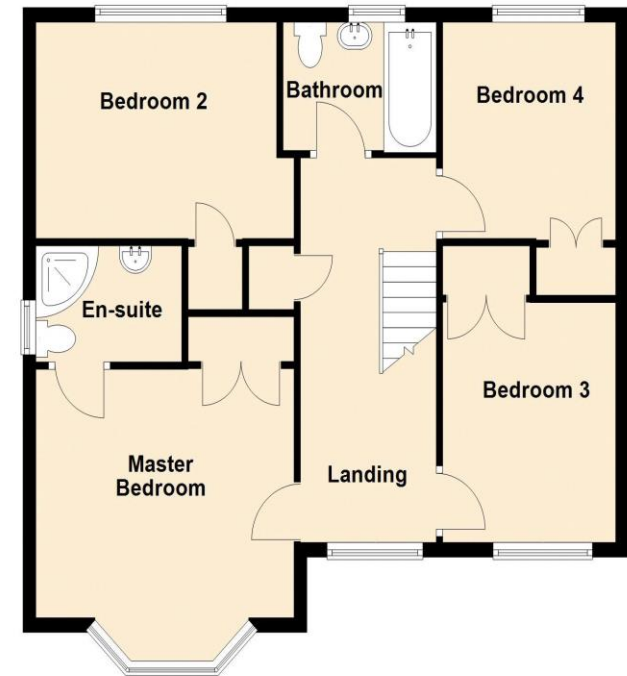
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Ground Floor
Approx. 108.4 sq. metres (1167.2 sq. feet)



First Floor
Approx. 68.7 sq. metres (739.9 sq. feet)



Total area: approx. 177.2 sq. metres (1907.1 sq. feet)