



Heron Road, Oakham  
Offers Over £495,000





Set within the highly regarded "Birds Estate" area of Oakham, which is within walking distance of the picturesque town centre. This extremely well-kept detached family home offers a generous and private plot with a sizeable rear garden. The property offers three good-sized reception rooms, a modern kitchen breakfast room, four spacious bedrooms, an en-suite shower room and a family shower room which could easily be returned to a bathroom.

As you enter the property, the entrance hall is a light, airy & spacious area with doors flowing to the ground floor accommodation. The property provides a dual aspect living room which is a lovely place to sit with double doors out to the rear garden; the dining room and study also provide useful separate space for family life. The home benefits from a refitted kitchen with a good range of wall and base units, integral appliances, and space for a dining table. The utility room and downstairs WC complete this floor. The first-floor landing floods with natural light and leads to the four spacious bedrooms. The principal bedroom benefits from en-suite shower room and built-in wardrobes. The family bathroom has been configured to a free-standing shower and can be refitted with a bath if so desired.

The private driveway provides off road parking for several vehicles and leads to the double garage with electric doors. The wrought iron gate leads along the side of the house with space for your domestic refuse and an entrance to the garage, along with access to the well-maintained rear garden which is mainly laid to lawn, a patio area, mature shrubs, and flower borders along with a raised decorative pond and a vegetable plot.





Tenure: Freehold

Mains: Water, Electric and Gas

EPC:C

Council Tax: E







ENTRANCE HALL:

KITCHEN: 3.32m x 3.07m (10'11" x 10'1")

UTILITY:

DINING ROOM: 3.32m x 2.88m (10'11" x 9'5")

LIVING ROOM: 6.50m max x 3.40m (21'4" max x 11'2")

LANDING:

BEDROOM ONE: 3.30m x 2.00m (10'10" x 6'7")

EN-SUITE:

BEDROOM TWO: 3.30m x 2.86m (10'10" x 9'5")

BEDROOM THREE: 2.38m x 3.35m (7'10" x 11')

BEDROOM FOUR: 2.21m x 2.00m (7'3" x 6'7")

FAMILY SHOWERROOM:





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Total area: approx. 149.3 sq. metres (1607.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



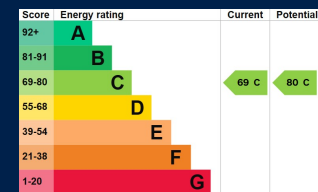
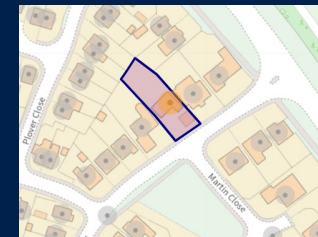
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements