



**SPREY**  
PROPERTY

Buckingham Road, Oakham  
Asking Price Of £435,000





This attractive detached bungalow has been renovated by the current owner and is situated in a popular area of Oakham. The bungalow benefits from a modern kitchen breakfast room, spacious living room and separate dining room, two well-balanced bedrooms, a modern three-piece shower room. A landscaped rear garden, ample off-road parking, and a single garage.

On entering the bungalow, the entrance hall offers great flow, connecting the living room, dining room, kitchen breakfast room, shower room, and all two bedrooms. The light and airy living room hosts an abundance of natural light. The kitchen breakfast room features an array of modern units with integrated appliances, french doors to the garden, and space for a breakfast table. There is a three-piece modern shower room which is fully tiled. Both bedrooms are well-proportioned and can fit double beds and have built-in wardrobes.

To the front is a block-paved driveway which offers ample off-road parking and access to the single garage which has an electric up-and-over door. The front garden is well maintained with a gravel area and flower border along with a short wall and double wrought iron gates. The large rear garden has been beautifully landscaped with a patio seating area, a large lawn, and mature flower borders. To the back of the garden is an area of fruit trees and large wooden shed and a greenhouse.





TENURE: Freehold  
MAIN Electric, Gas and Water  
EPC: TBC  
COUNCIL TAX: D







PORCH:

ENTRANCE HALL:

LIVING ROOM: 4.84m x 3.51m max (15'11" x 11'6") max

DINING ROOM: 3.65m x 3.26m (12' x 10'8")

KITCHEN / BREAKFAST ROOM: 5.76 x 2.69m (18'11" x 8'10")

BEDROOM ONE: 3.63m x 3.45m (11'11" x 11'4")

BEDROOM TWO: 3.65m x 3.20m (12' x 10'6")

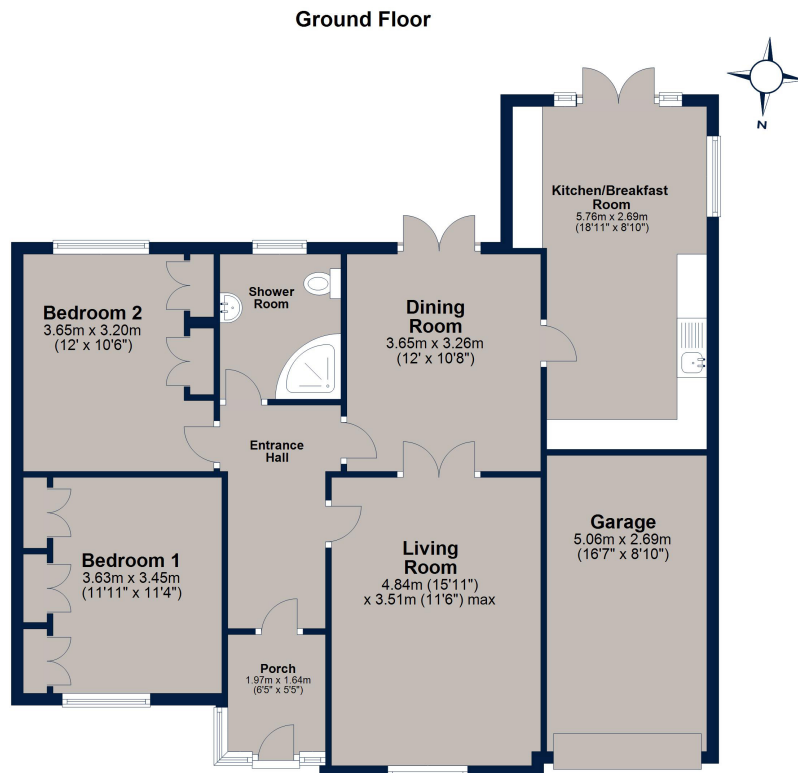
SHOWER ROOM:

GARAGE: 5.06m x 2.69m (16'7" x 8'10")





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Total area: approx. 101.6 sq. metres (1093.9 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.



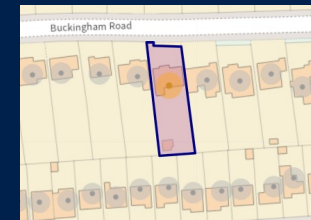
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town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



EPC to be confirmed



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