



Snelston Close, Oakham
Asking Price Of: £255,000



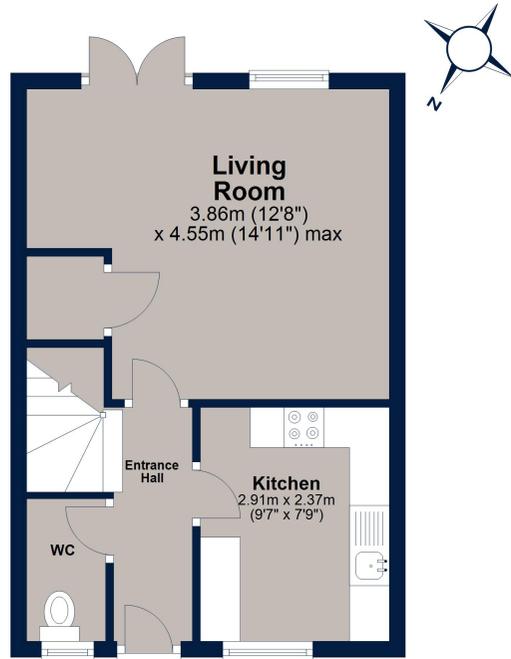
Much-improved, modern end-of-terrace cul-de-sac home. With space to park three cars off-road and a private sunny landscaped garden, it is nestled in a peaceful and desirable residential area of Oakham, walking distance into the town centre. The property features a refitted kitchen, newly installed designer bathroom with superb up-to-the-minute features and downstairs cloakroom, along with recent redecoration. Presented in excellent condition, the accommodation benefits from hive-controlled gas-fired central heating and hot water system and double glazing and newly-installed plantation-style shutters throughout. An entrance hall leads you to the kitchen with fitted floor and wall units, space for a full height Fridge Freezer, dishwasher and washing machine. The spacious living/dining room is open to many possible configurations and is positioned to the rear of the house. It has a laminate floor, access to the huge understairs cupboard, dining nook, TV point, two radiators and French doors with plantation shutters opening onto the garden. The downstairs toilet with hand basin has half-height panelling and a nautical theme. The electricity fuse box is cunningly disguised in this theme. Climbing the shaker-style painted stairs to the landing where you gain access to two double bedrooms and a single, along with a refitted bathroom. The master bedroom to the rear of the house, overlooking the garden, with full-height mirror-sliding-door wardrobe and shelving above, space for a king size bed and TV point. Bedroom two at the front also has full height sliding wardrobe space, with shelving above. There is so much storage space in this house. Bedroom two is currently configured as a delightful upstairs sitting room but could easily accommodate a double bed and dressing table/desk. The single bedroom to the rear, is currently in use as a home-office, again overlooking the garden. To the front is the new designer bathroom, with a rainfall shower over the bath, glorious high-end tiling, led downlights, night time low-level motion-sensor lighting, built-in toothbrush charger, illuminated mirror and towel rail radiator. This room is the height of luxury, especially in a house at this price point. Outside to the rear is a newly landscaped, well stocked garden with patio area and lawn which has been laid to astro turf for easy maintenance. A raised seating area is at the rear which overlooks the garden and side gated access. Facing south-east, the garden is filled with sun all day. To the front you will find an area of garden and parking for two cars,



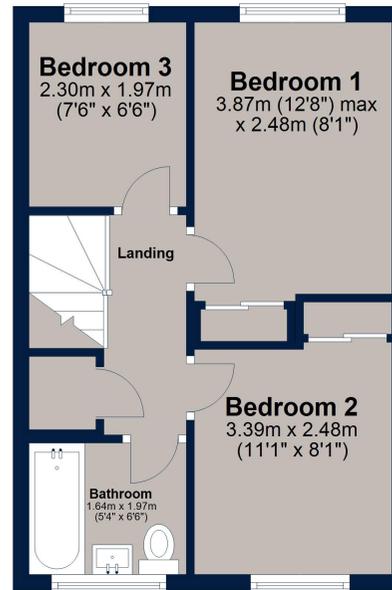


Snelston Close, Oakham

Ground Floor



First Floor



Total area: approx. 62.5 sq. metres (672.2 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.



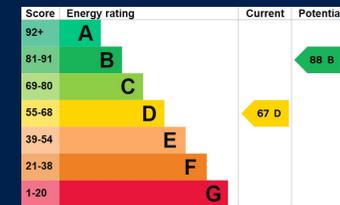
Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

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