



Braunston Road, Oakham
Offers Over: £499,995





This immaculately presented four-bedroom home, sits in a much sought-after area, and offers approximately 2000 square feet of accommodation. Externally there is parking for numerous vehicles, a double garage, and an enviable south-facing garden, greenhouse, shed, and a small water feature.

Located to the south of Oakham town centre, within easy access to local schools, town, and the convenience store. This property combines modern family living with generous proportions. This stunning residence has an abundance of natural light and is positioned on a good-sized elevated plot, with zoned garden areas to the rear.

The property has been thoughtfully configured to provide an entrance lobby, hallway, kitchen/breakfast room, utility, separate living/dining room, and a cloakroom to the ground floor. The first floor offers three double bedrooms and a well-appointed family bathroom and dressing area.

The principal bedroom has an en-suite and an additional dressing room.

Outside is a good-sized, pretty garden with a large seating area, mainly laid to lawn, paved barbecue area, and well-established trees, shrubs, and flower borders.





Tenure: Freehold

EPC: D

Council Tax: E

All Mains Connected







LOBBY:

W/C:

ENTRANCE HALL:

KITCHEN/BREAKFAST ROOM: 4.43m x 4.63m (14'6" x 15'2")

UTILITIY: 4.43m x 1.91m (14'6" x 6'3")

LOUNGE/DINER: 6.39m x 3.32m (21' x 10'11") L-Shape

OFFICE: 2.59m x 2.72m (8'6" x 8'11")

LANDING:

BEDROOM ONE: 3.38m x 4.51m (11'1" x 14'10")

DRESSING ROOM:

EN-SUITE:

BEDROOM TWO: 4.43m x 3.32m (14'6" x 10'11")

BEDROOM THREE: 3.38m x 3.03m (11'1" x 9'11")

BEDROOM FOUR: 1.90m x 3.32m (6'3" x 10'11")

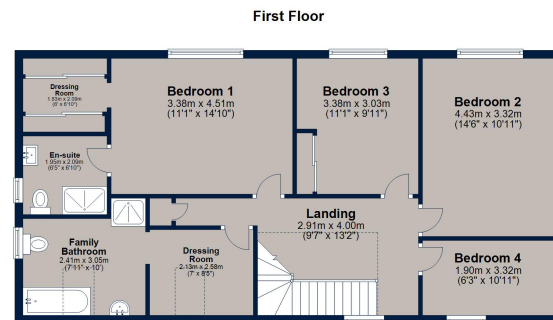
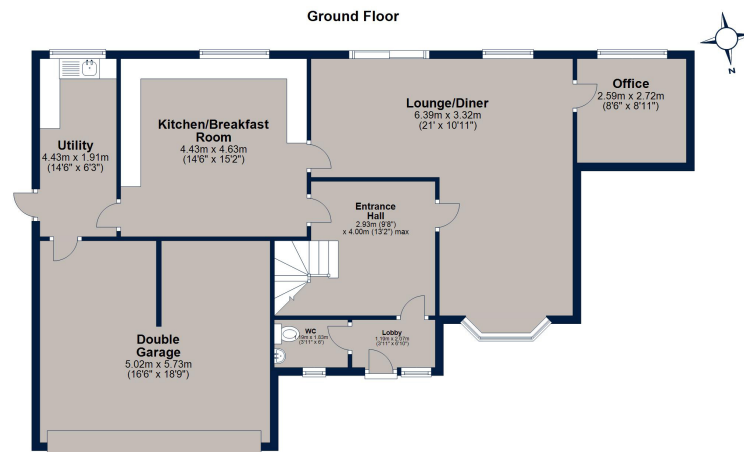
FAMILY BATHROOM: 2.41m X 3.05m (7'11" x 10")

DRESSING ROOM:





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Total area: approx. 200.4 sq. metres (2157.1 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.



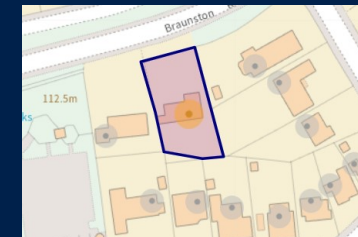
Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

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

TOWN LIFE 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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