



Cold Overton Road, Oakham  
Asking Price of £490,000





A rare opportunity - properties such as this are a rare find on the market on Cold Overton Road. A three bedroomed detached 1930s bay-fronted property with a floorplan of c. 300ft garden and a plot of c. 0.3 acre. (Subject to survey) Which is in a proximity to the Station, Hospital and Town.

This family home has served the current vendors extremely well for c. 12 years, boasting character features, improvements internal and externally along with flexible accommodation. To the ground floor the property is comprised of a bay fronted dining room with open fire, refitted kitchen, which opens to the sitting room and snug. The sitting room benefits from a cosy log burner which makes this room the hub of the house. A bright and spacious inside out entertaining area ideal for family gathering is positioned to the rear of the property accessed through patio doors and has views of the garden. To complete this floor is a downstairs w/c.

To the first floor, this is a spacious and bright landing with window to the side aspect, doors to two double bedrooms and a good-sized single plus family bathroom which are all neutrally decorated.

Externally, the property benefits from a fully enclosed private rear garden which is over 300ft long (subject to survey) and extremely well maintained. Mainly laid to lawn, the current owners have a vegetable plot to the rear along with mature apple tree. Next to the house is a well-proportioned patio raised fishpond and outdoor covered kitchen area. To the front is a gravel area with circular shrub border. Driveway for several vehicles leading to the garage and side gated access. One not to be missed - contact the office today for your viewing.





TENURE: Freehold

All Mains Attached

EPC: TBC

COUNCIL TAX: D







PORCH:

ENTRANCE HALL:

DINING ROOM: 3.53m x 3.89m (11'7" x 12'9")

SITTING ROOM: 3.06m x 3.61m (10' x 11'10")

SNUG: 2.23m x 2.88m (7'4" x 9'5")

KITCHEN: 4.39m max x 2.86m max (14'5" x 9'5")

LANDING:

BEDROOM ONE: 3.53m x 3.45m (11'7" x 11'4")

BEDROOM TWO: 2.99m x 3.42m (9'10" x 11'3")

BEDROOM THREE: 2.29m x 2.23m (7'6" x 7'7")

BATHROOM:

GARAGE: 5.26m x 2.37m (17'3" x 7'9")

INDOOR OUT SEATING AREA: 2.47m x 5'84m (8'1" x 19'2")

OUTDOOR KITCHEN: 4.16m x 3.09m (13'8" x 10'2")





# Cold Overton Road, Oakham



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

EPC TBC

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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