



Ladywell, Oakham Offers Over £185,000



Tucked away in a cul-de-sac, this greatly improved two-bedroom semi-detached home offers stylish, low-maintenance living just a short distance from Oakham's charming town centre. Ideal for first-time buyers, downsizers, or investors, the property has been thoughtfully upgraded throughout to create a comfortable and contemporary space. Inside, the home features a refitted bathroom, along with refitted windows and doors, some of which are fitted with remote-controlled blinds for added convenience. A gas boiler enhances energy efficiency. A cleverly created office area adds a flexible space ideal for working from home or managing daily tasks, while the two well-proportioned bedrooms provide ample room for rest and relaxation.

Outside, the landscaped rear garden offers a private and attractive setting for outdoor dining or quiet evenings, with minimal upkeep required. To the front, the property benefits from off-road parking with EV charging point, completing this excellent home. Set in a quiet and friendly cul-de-sac, with easy access to the amenities, shops, and transport links of Oakham, this home offers a rare blend of modern convenience, thoughtful improvements, and a desirable location.

TENURE: Freehold
All Mains Connected

EPC: C

COUNCIL TAX: B













Ladywell, Oakham

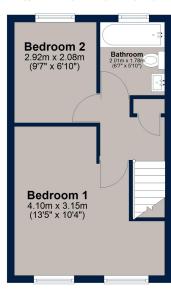
Ground Floor

Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.

Plan produced using PlanUp.

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Osprey Melton

8 Burton Road Melton Leicestershire, LE13 1AE o1664 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



