

The #1 Agent in the area bringing London & out of area buyers to your door



Individually designed detached bungalow style home within close distance of Oakham town centre.

- Individual Architect Designed Home
- Generous Sized Plot
- Close to Oakham Town Centre and Amenities
- Generous Proportions
- Kitchen and Utility
- Conservatory
- Three Double Bedrooms
- Secluded Rear Garden and Deck
- Garage and Off Road Parking
- NO CHAIN!

Braunston Road, Oakham, LE15 6LE

A fantastic opportunity to acquire an architecturally and individually designed detached bungalow style home within close distance of Oakham town centre, amenities and train station. This lovely home occupies a sizeable plot with good frontage and a secluded rear garden with deck and lawn area. Internally there are exceptionally generous room proportions and flexible living accommodation throughout. The accommodation comprises; Ground Floor; Entrance porch, spacious entrance/dining hall, spacious reception/living room with windows to three sides, kitchen, utility with Belfast sink, large family bathroom, two double bedrooms, a further shower room and the conservatory leading out to the decked area in the rear garden. First Floor; Up a short staircase is a further bedroom having fitted wardrobes and feature velux windows to the front. There is also access to a large storage area/attic space. Externally; Is a good sized and well landscaped approach with parking area for multiple vehicles, access to the large garage with door to rear garden and external bin store. To the rear is a secluded and private rear garden with decked area, lawn and pond attracting wildlife. The property is surrounded by a mature hedged boundary. Additional benefits of this great home are; ramp access, timber framed double glazing, a solar exchange system providing valuable old Feed In Tariff (FIT), a Megaflow plumbing system, water softener located in the garage and has had further insulation to the roof space. Within the attic there are large areas that have been boarded for additional storage. This truly is a delightful and unique home. Internal inspection is highly recommended to truly appreciate the space, flexibility and generous nature. NO CHAIN!





For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com



Approximate Floor Area
 1560.12 sq. ft
 (144.94 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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