

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



Detached family home situated on this quiet road within close proximity of the town centre benefiting from off road parking for three cars offered to the market with NO ONWARD CHAIN!

- Detached Family Home
- NO ONWARD CHAIN
- Two Reception Rooms
- Office
- Utility

- Three Bedrooms
- South Facing Rear Garden
- Off Road Parking
- Sought After Location
- Walking Distance To Amenities



## Nene Crescent, Oakham, LE15 6SG

Detached family home situated on this quiet road within close proximity of the town centre benefiting from off road parking for three cars offered to the market with NO ONWARD CHAIN!

Ground floor comprises; Entrance hall leading to a generous hallway with storage cupboards through to the kitchen with access to the utility room / WC, living room with working fireplace, dining room with extended seating area leading out to the garden. The utility room also holds access to the rear of the office but this room could also be used as further living accommodation / storage.

First floor comprises; Three good size bedrooms and a family bathroom with separate W/C.

To the rear of the property is a generous south facing garden, mainly laid to lawn with patio area.

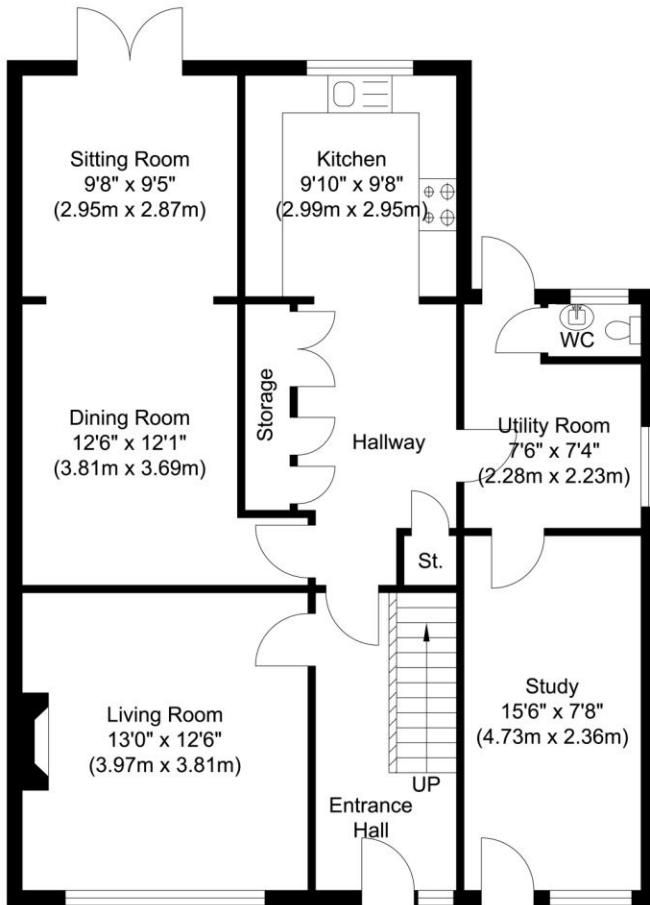
Oakham is the county town of Rutland, 25 miles east of Leicester, 28 miles south-east of Nottingham and 23 miles west of Peterborough and excellent rail links to London. Oakham is to the west of Rutland Water, one of Europe's largest man-made lakes. The property is conveniently located, being close to local schools as well as walking distance to the town centre.



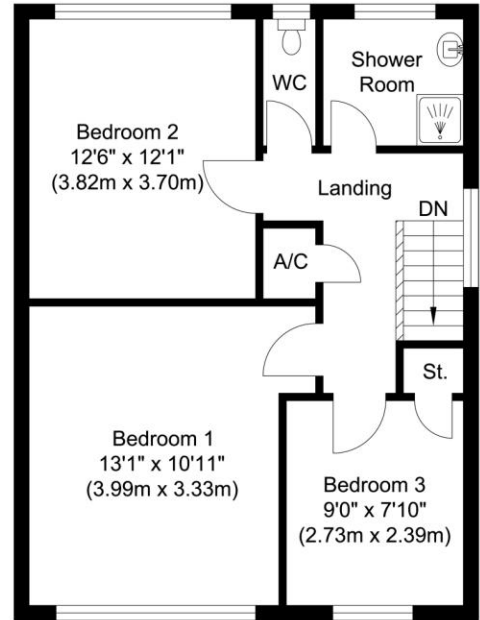




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



Ground Floor  
Approximate Floor Area  
884.47 sq. ft  
(82.17 sq. m)



First Floor  
Approximate Floor Area  
487.38 sq. ft  
(45.28 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		76
(55-68)	D	64	
(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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