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- Individual Character Property
- Rare Town Centre Location
- Private Off-Road Parking
- Recently Renovated To Incredibly High Standard
- Original Features Throughout
- Contemporary Living Kitchen
- Three Double Bedrooms & Two Bathrooms
- Enclosed Courtyard Garden

## Mulberry House, Alwyne Close, Oakham, LE15 6HR

Mulberry House is a truly unique Grade II listed home, nestled in the heart of Oakham's town centre with the benefit of private off-road parking and an enclosed courtyard garden. Having recently undergone a full renovation with no expense spared, the property now offers beautifully presented accommodation throughout combining contemporary finishes with the charming original features.

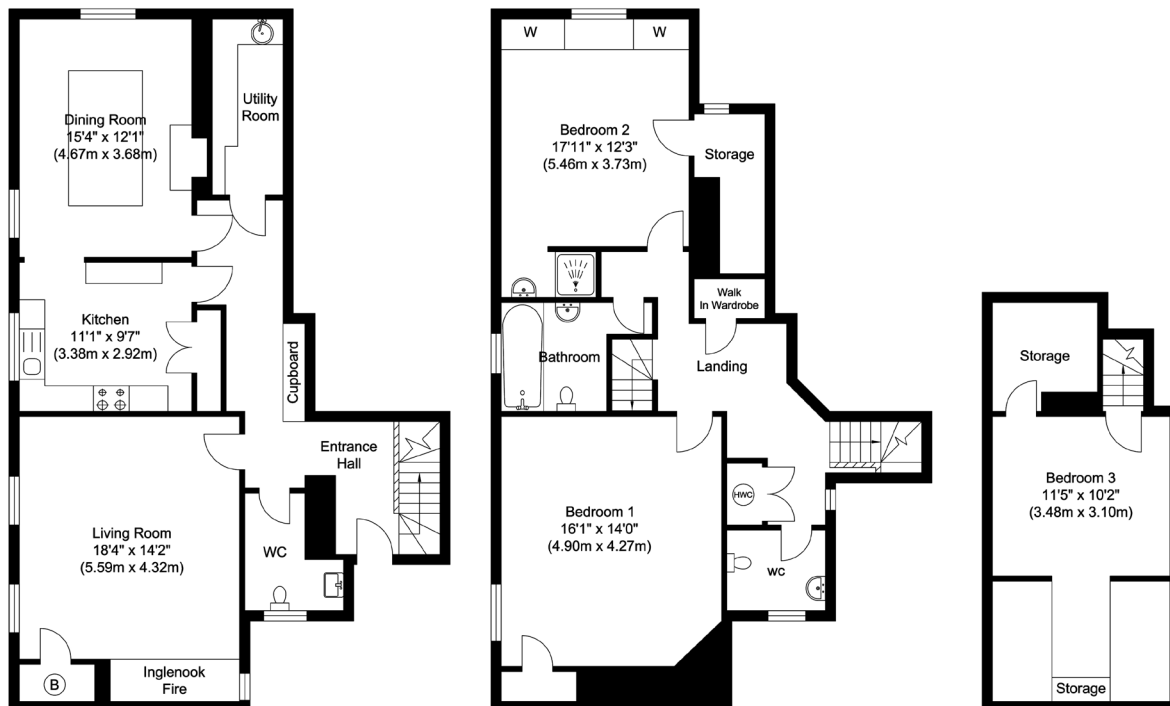
The accommodation comprises a welcoming entrance hall with original flagstone flooring, refitted cloakroom, spacious dual-aspect living room with feature inglenook fireplace, beautifully fitted kitchen with Bertazzoni Range cooker opening through to dining room with central island and further integral appliances, with an adjacent separate utility room. The first floor offers a large master suite with bespoke fitted wardrobes, walk-in dressing room and refitted ensuite shower room, a second generous double bedroom and refitted family bathroom with a further separate toilet. Stairs to the second floor lead to the converted attic room which has been cleverly designed to maximise the space, giving a lounge area and bedroom space.

The property is located just a stones' throw from the High Street, accessed through the quiet cul-de-sac of Alwyne Close with a gated private driveway giving off-road parking and a courtyard style garden.





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  
837.43 sq. ft  
(77.80 sq. m)

First Floor  
Approximate Floor Area  
778.12 sq. ft  
(72.29 sq. m)

Second Floor  
Approximate Floor Area  
273.61 sq. ft  
(25.42 sq. m)

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

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