

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



- Character Property
- In The Heart Of The Town Centre
- Potential To Renovate
- Three Reception Rooms
- Downstairs Bedroom & Bathroom Possibility
- Carport
- Enclosed South-Facing Courtyard Garden
- Five Bedrooms & Two Bathrooms
- Close To Amenities
- NO ONWARD CHAIN!

Deans Street, Oakham, LE15 6AF

A rare opportunity to purchase a character property in the heart of the town centre, with the benefit of a carport and an enclosed South-facing garden. The property is attractively offered to the market with NO CHAIN.

Boasting over 2100sqft of living space, the accommodation comprises a spacious entrance hall with a feature fireplace, opening into a large open-plan living/dining room with a feature wall with original exposed stonework and a feature log burner, a rear hallway giving access to a downstairs shower room, a home office and store room. This space has the potential to be redesigned to give a downstairs bedroom or an integral annexe, if desired. To the other side of the hallway is an open plan breakfast kitchen. The first floor offers four well-proportioned double bedrooms, a smaller fifth bedroom, study area and a main family bathroom with a second separate toilet.

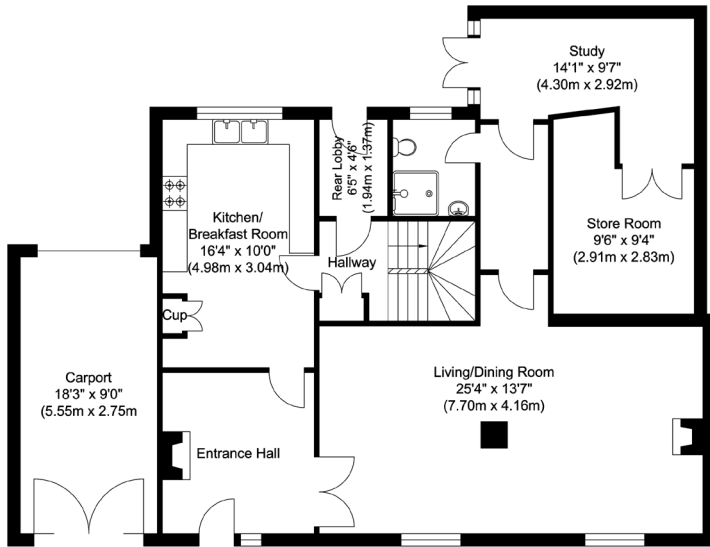
Externally, to the front the property offers a carport and on-street parking which is available with a private permit via the local council. To the rear, a lovely South-facing courtyard garden which is fully enclosed by a wall maintaining privacy. The garden has been designed with low-maintenance in mind and offers the perfect space for alfresco dining in the summer months.

The property is within minutes' walk to the High Street, offering a range of amenities including shops, cafés and restaurants. Oakham is also well-regarded for its public Oakham School as well as several state schools. The highly popular Rutland Water is within 5 minutes' drive, offering many outdoor pursuits. A little further afield is the Georgian town of Stamford and city of Peterborough, with mainline trains to London in approximately one hour.

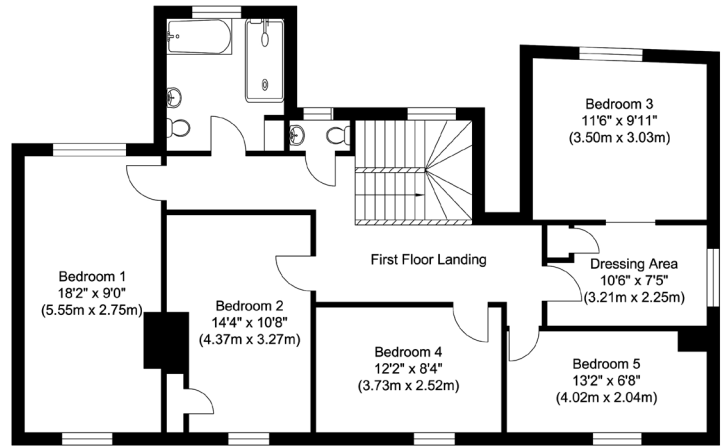




For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com



Ground Floor
Approximate Floor Area
1227.08 sq. ft
(114.00 sq. m)



First Floor
Approximate Floor Area
972.08 sq. ft
(90.31 sq. m)

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