



Prince George Avenue, Oakham

This beautifully presented four-bedroom town house, located on the sought-after Prince George Avenue, offers spacious and versatile living over three floors, perfect for modern family life.



FEATURES

- Well Presented Town House In A Prime Location
- Family-Friendly Layout
- Versatile Living Spaces
- Modern Kitchen/Diner
- Four Bedrooms With Spacious Master Suite
- Private Rear Garden
- Walking Distance To Amenities



Ground floor comprises;

The property welcomes you with a generously sized living room featuring ample space for relaxation and entertainment. The kitchen/diner is modern and well-appointed, offering plenty of room for family meals and gatherings. A convenient cloakroom/WC completes the ground floor layout.



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First floor comprises:

Three well-proportioned bedrooms. Bedroom 2 and Bedroom 3 both provide comfortable double accommodations, while Bedroom 4 could serve as a single bedroom, nursery, or home office. The first floor also includes a stylish family bathroom and a handy storage cupboard.

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Second floor comprises:

The top floor is dedicated to the impressive master suite offering an expansive retreat with its own ensuite shower room. This private space is ideal for relaxation and offers plenty of room for additional furniture or a cozy reading nook.

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The property benefits from a single garage providing secure parking or additional storage, with further off-street parking available. The rear garden offers a peaceful outdoor space for alfresco dining and relaxation.

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.

Prince George Avenue, Oakham, LE15

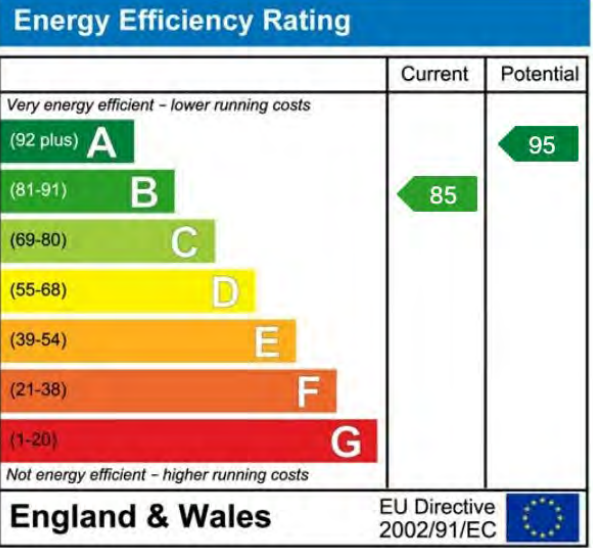
Approximate Area = 1126 sq ft / 104.6 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1324 sq ft / 122.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) // rickson.com 2024
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EPC RATING



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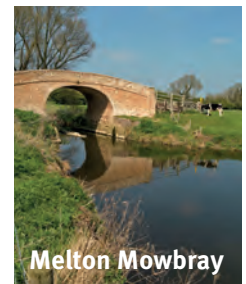
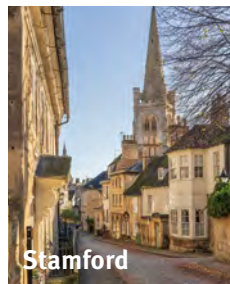
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