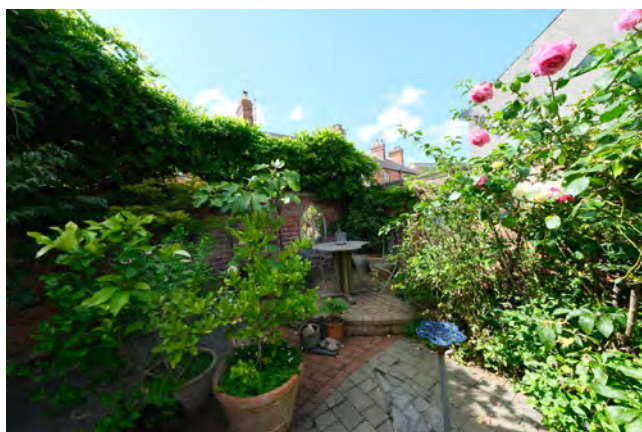




## Deans Street, Oakham

Nestled on the desirable Deans Street, this delightful extended three-bedroom home offers a blend of character and comfort within a stones throw from the town centre.



### FEATURES

- Extended Three-Bedroom Home
- Modern Kitchen/Breakfast Room
- Characterful Living Room
- Convenient Utility and Downstairs Shower Room
- Spacious Principle Bedroom
- Low Maintenance Courtyard Gardens
- Proximity to Excellent Schools
- Desirable Location
- Gas Central Heating
- Double Glazed Throughout Most In Hard Wood





## GROUND FLOOR



Upon entering through double glazed French doors, you are greeted by a welcoming entrance hall that leads to the convenient Utility and downstairs shower room. From the entrance hall you walk straight into the heart of the home, the modern kitchen/breakfast room with generous proportions ensuring it caters to the demands of contemporary living, while still retaining a homely feel, offering a warm and inviting space perfect for both relaxing and entertaining. The room is filled with natural light, enhanced by the elegant decor. The living room with double fronted hard wood windows overlooking Deans Street features an open fire with iron surround. This room is a versatile living space and could be adapted to suit.



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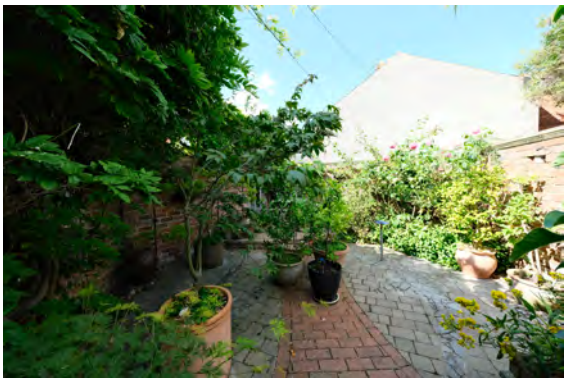


## FIRST FLOOR

Upstairs, you'll find three well-proportioned double bedrooms, each offering comfort and privacy. The principle bedroom is particularly spacious, with space for ample storage. The second bedroom offers a storage cupboard and the third bedroom has built in wardrobes. The family bathroom is stylishly presented, featuring a modern suite with both a bath and a separate shower. The loft is accessed via a loft ladder in the hatch in the bathroom.







## EXTERNAL

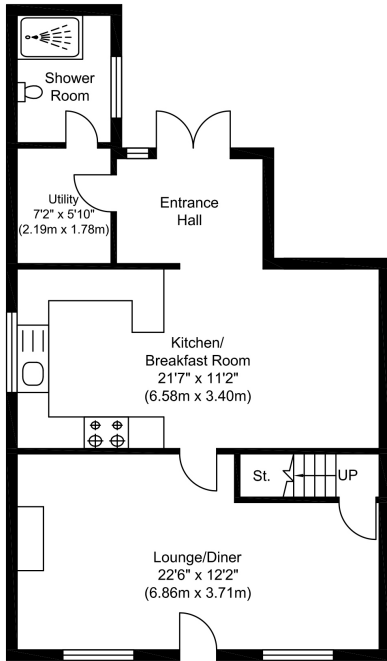
Outside to the rear are two courtyard style gardens offering a good level of privacy, all paved for low maintenance. Both courtyards have double electric sockets. There is both hot & cold water taps and three water butts.

Situated within walking distance of Oakham's vibrant town centre, 49 Deans Street offers easy access to a range of local amenities, including shops, restaurants, and excellent schools. The property also benefits from its proximity to the picturesque Rutland Water, perfect for family outings and outdoor enthusiasts. With its prime location and charming features, this home is perfect for families, professionals, or anyone looking to enjoy the best of Oakham living.

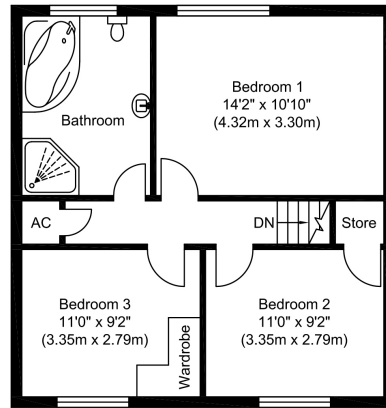
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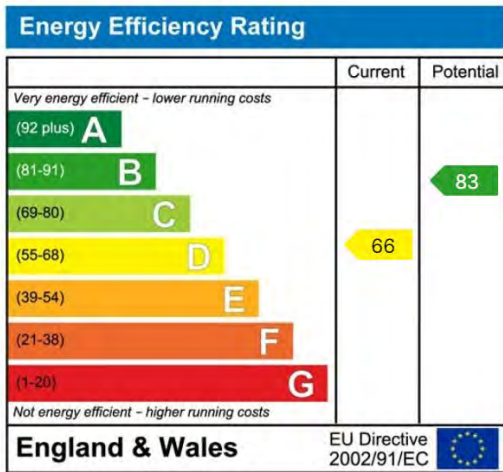
Ground Floor  
Approximate Floor Area  
695.56 sq. ft  
(64.62 sq. m)



First Floor  
Approximate Floor Area  
532.38 sq. ft  
(49.46 sq. m)

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

**EPC RATING**



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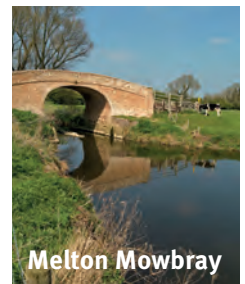
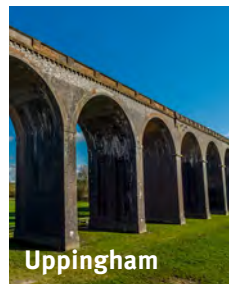
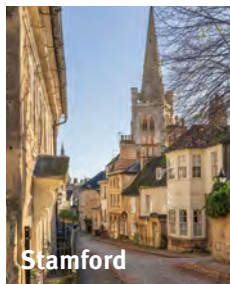
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