

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



A well presented semi detached family home within walking distance of amenities.

- Semi Detached Family Home
- Well Presented
- Fitted Kitchen
- Open Plan Living Diner
- Two Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Corner Plot
- Ideal FTB
- Walking Distance To Amenities

## Kings Close, Oakham, LE15 6RD

An immaculately presented two bedroom semi detached house, sitting on a corner plot with parking for two cars, ideal for first time buyers.

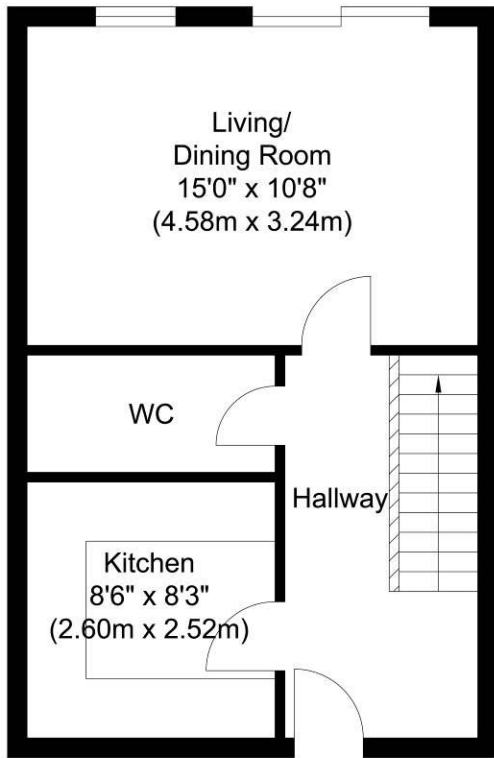
Accommodation comprises, entrance hall, modern kitchen with ample storage and integrated appliances, downstairs WC, to the rear is an open plan living dining room with patio doors onto garden. To the first floor is two very good sized double bedrooms, the main bedroom being exceptionally big, and the main bathroom. The property is tastefully decorated and internal viewing is highly recommended.

Oakham, which offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded Primary, Preparatory and Independent Schools within walking distance to the property. Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.

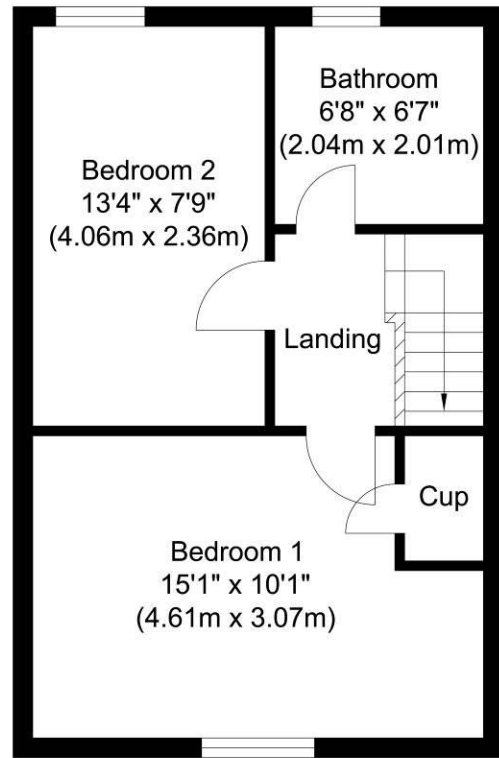




For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



Ground Floor  
Approximate Floor Area  
356.39 sq. ft  
(33.11 sq. m)



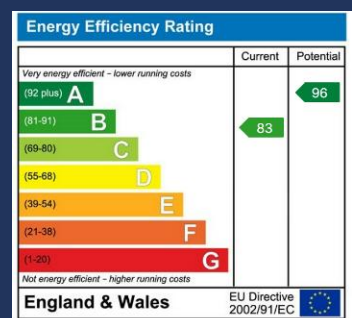
First Floor  
Approximate Floor Area  
356.39 sq. ft  
(33.11 sq. m)

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

**moores**  
ESTATE AGENTS.COM

Moores Property Hub 01572 757979 | Uppingham 01572 821935 | Stamford 01780 484555 | Melton 01664 491610  
Peterborough Meet & Greet 01733 788888 | Grantham Meet & Greet 01476 855618 | A1 Meet & Greet Stoke Rochford  
office@mooresestateagents.com | www.mooresestateagents.com

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



Follow us on... Facebook Twitter Instagram

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

www.mooresestateagents.com | office@mooresestateagents.com

OnTheMarket.com rightmove