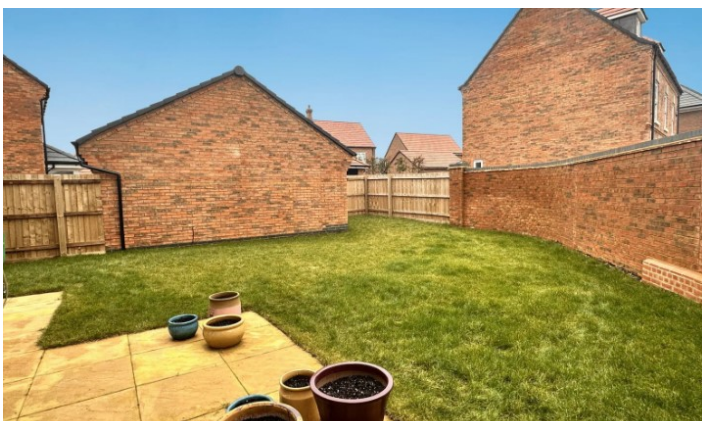




Oakham Pastures, Oakham

New-build family home, designed with modern living in mind and featuring high-quality upgrades throughout. Situated in a sought-after location, this property offers both style and convenience.



FEATURES

- Modern Detached Family Home
- Upgrades Throughout
- Four Comfortable Bedrooms
- Full Enclosed Walled Rear Garden
- Off Road Parking & Garage
- Electric Car Charger
- Walking Distance To Amenties

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ACCOMMODATION

Upon entering, you are welcomed by a bright and spacious hallway, leading to the principal living spaces. The sitting room is bathed in natural light from dual-aspect windows and provides a perfect retreat for relaxing evenings. At the heart of the home lies the stunning kitchen/family/dining room (18'10" x 18'6"), a truly versatile space ideal for entertaining or family gatherings. The kitchen is fitted with premium appliances and offers ample storage alongside stylish worktops. Bi-fold doors open directly onto the private, walled garden, seamlessly blending indoor and outdoor living. The utility room is just off the kitchen. A dedicated further reception room offers a quiet area for homeworking or hobbies, while a convenient cloakroom and under-stairs storage complete the ground floor.

To the first floor is a spacious landing with built in storage conveniently placed under window seat, four generously sized bedrooms, all finished to an excellent standard and two with built in wardrobes. The master bedroom boasts a luxurious en-suite shower room and fitted wardrobes. The remaining three bedrooms share a sleek family bathroom, complete with contemporary fixtures and fittings.

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EXTERNAL

Outside the property enjoys a fully enclosed walled garden, providing privacy and a low-maintenance outdoor space. Perfect for alfresco dining or simply enjoying the outdoors, Access to through the side gate takes you to the garage and driveway with ample parking. The home is equipped with an electric vehicle charging point, catering to modern eco-conscious living.



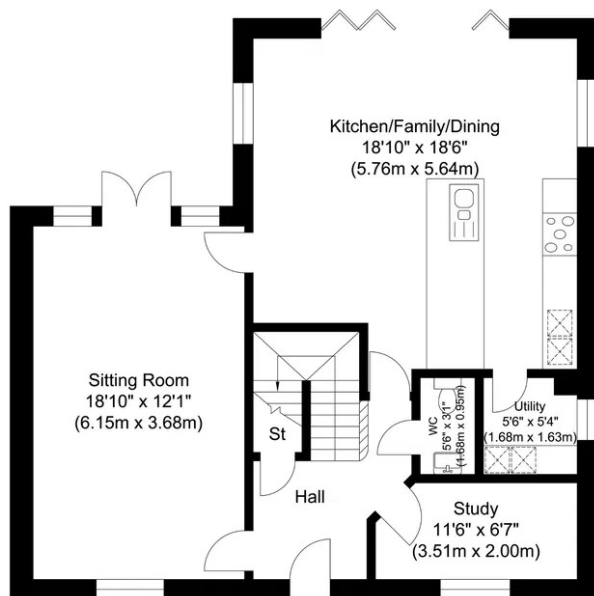
Oakham offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded Primary, Preparatory and Independent Schools within walking distance to the property. Oakham Railway 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.



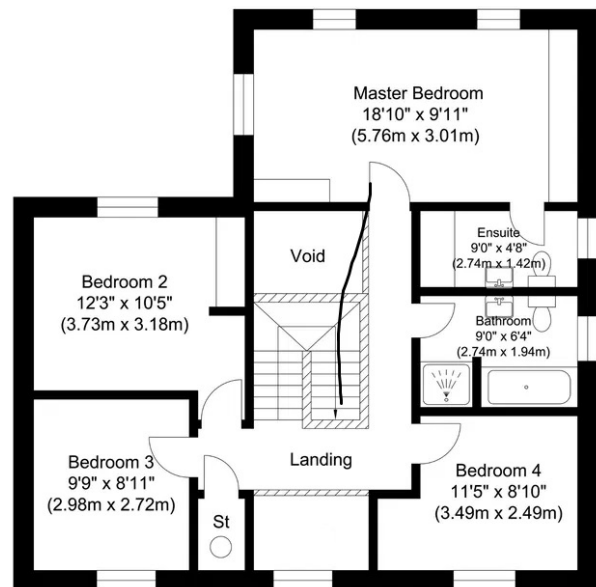
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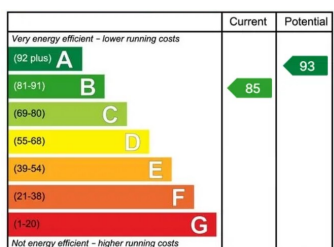
Ground Floor
Approximate Floor Area
825.37 sq. ft
(76.68 sq. m)



First Floor
Approximate Floor Area
767.78 sq. ft
(71.33 sq. m)

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

EPC RATING



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