



Bowling Green Close, Oakham

Situated on one of the most sought after roads in the heart of Oakham town centre, this spacious and well-proportioned four-bedroom detached home presents a rare opportunity to secure a property brimming with potential. With no onward chain, this residence offers the perfect canvas for those looking to put their own stamp on it.



FEATURES

- Prime Central Location
- Detached four bed property
- Detached Double Garage
- Driveway Parking
- Scope to Improve and Personalise
- Walking Distance To Amenities
- NO ONWARD CHAIN

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ACCOMMODATION

The property's layout is both practical and versatile. Upon entering, you are welcomed by a generous entrance hall. To the left, a well-sized dining room or potential study provides flexibility for modern family living or home working. The kitchen/breakfast room, positioned at the rear of the home, is well-equipped and benefits from direct access to the garden.

To the other side of the hallway, the spacious living room enjoys a dual aspect. Completing the ground floor is a convenient downstairs WC, tucked away just off the hallway.

Upstairs, the first floor offers four generous double bedrooms, all served by the family bathroom. The accommodation provides ample space for growing families or visiting guests.

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EXTERNAL

Sitting on a large, private corner plot, the home offers exciting potential for extension or development, subject to the necessary planning permissions (STPP). The front and side gardens are laid to lawn, complemented by a driveway providing off-road parking and access to a detached double garage. To the rear, a private and enclosed south-facing garden offers a peaceful retreat and space for outdoor living.

This property combines an unbeatable central location, versatile living space, and significant potential, making it a must-see for families, professionals, or those looking to invest in a prime Oakham address.

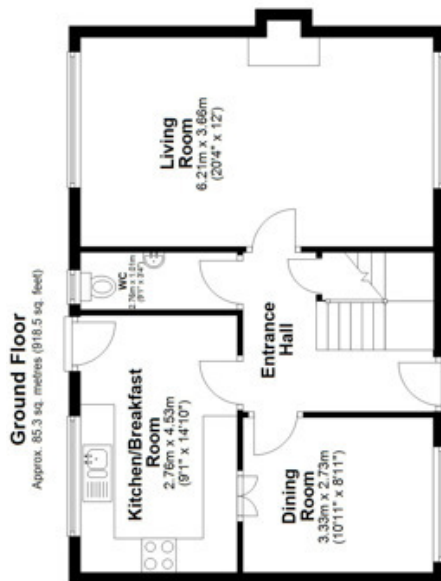
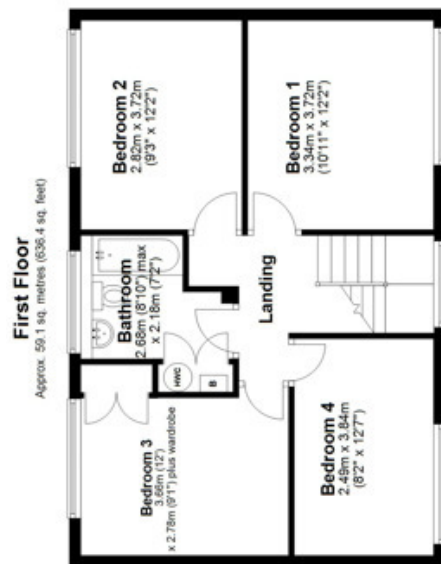
This property is ideally situated in the historic market town of Oakham, the county town of Rutland. Oakham offers an excellent blend of traditional charm and modern convenience, with a wide range of independent shops, cafés, restaurants, and highly regarded schools all within easy walking distance.

The town also benefits from a train station with direct links to Leicester, Peterborough, and beyond, making it ideal for commuters. Surrounded by beautiful countryside and just a short drive from the stunning Rutland Water Nature Reserve, the location combines the best of town and country living.

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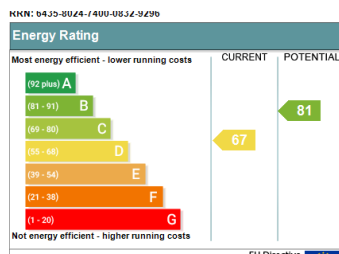
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Total area: approx. 144.5 sq. metres (1555.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors

EPC RATING



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