



## Dawson Court, Oakham

Well presented three-storey townhouse ideally situated in the heart of the town centre, just a few minutes' walk from the train station.

### FEATURES

- Three Storey Town House Situated In A Prime Location
- Flexible Living Accommodation
- Recently Updated Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Walking Distance To Amenities & Station







## ACCOMMODATION

Offering spacious and flexible living accommodation, the property has been tastefully updated throughout with a brand new fitted kitchen and a newly installed heating system, making it a perfect choice for modern family living or professionals.

The ground floor features a welcoming entrance hall, a convenient WC, and a versatile room that can serve as a dining room or fourth bedroom. To the rear is a stylish breakfast kitchen, newly fitted with contemporary units and integrated appliances, and offering direct access to the outdoor space.

On the first floor, you'll find a bright and airy sitting room, a modern family bathroom, and a third bedroom that could also function well as a study or home office – ideal for those working remotely. The second floor comprises two well-proportioned double bedrooms, including a generous master bedroom with its own private ensuite bathroom. The second bedroom is equally spacious and offers flexibility for guests or family members.

To book a viewing call our area experts

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## EXTERNAL

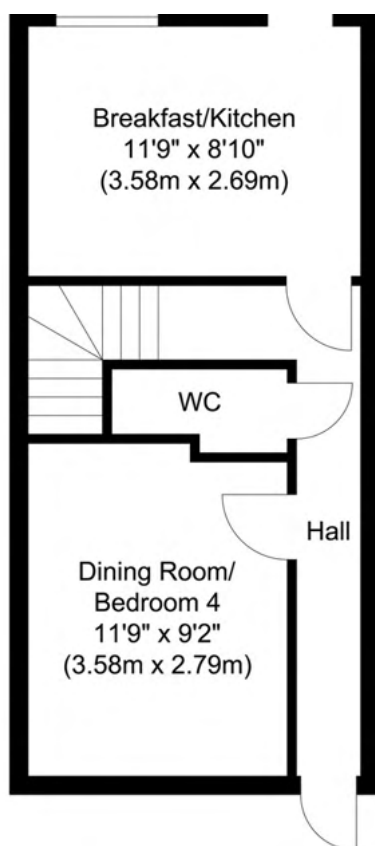
Further benefits include an allocated parking space and a newly installed heating system to ensure energy efficiency and year-round comfort.

With its central location, residents will enjoy easy access to shops, restaurants, and local amenities, as well as excellent transport links via the nearby train station – making this home an excellent option for commuters.

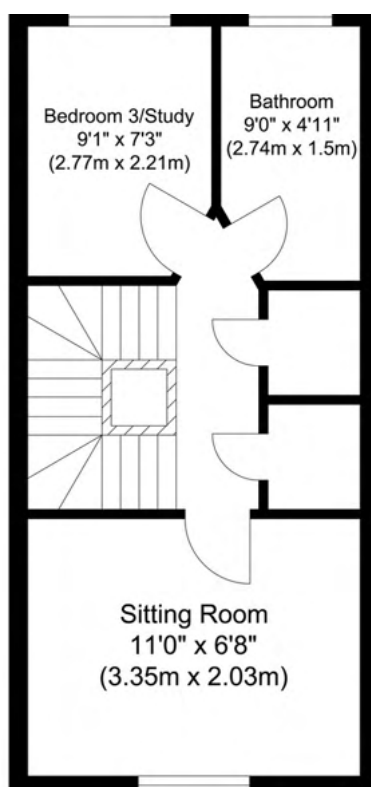
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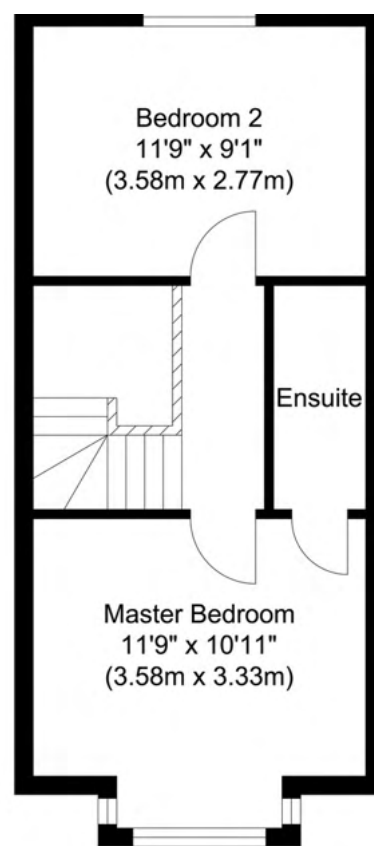
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Ground Floor  
Approximate Floor Area  
310.96 sq. ft  
(28.89 sq. m)



First Floor  
Approximate Floor Area  
310.96 sq. ft  
(28.89 sq. m)



Second Floor  
Approximate Floor Area  
321.73 sq. ft  
(29.89 sq. m)

## EPC RATING

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 89        |
| (69-80) <b>C</b>                            | 71      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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