



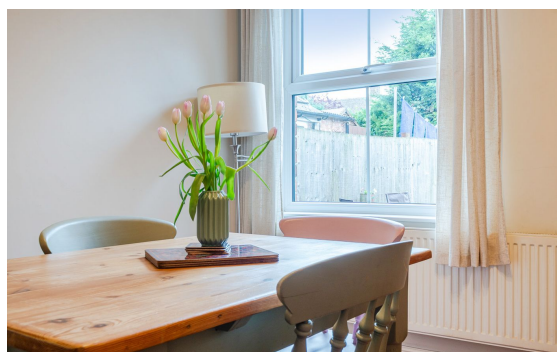
Kings Road, Oakham

This beautifully presented two-bedroom terrace house offers spacious living in one of Oakham's most desirable locations

FEATURES

- Terrace Family Home Situated In A Prime Location
- Two Comfortable Bedrooms
- Enclosed Rear Garden
- Walking Distance To Amenities
- NO CHAIN





ACCOMMODATION

A welcoming entrance leads into a spacious reception room featuring a large front-facing window that fills the room with natural light. The dining room, located at the heart of the home, provides ample space and flows seamlessly into the extended kitchen. The kitchen is well-equipped with fitted units, a built-in oven and hob, and offers access to the rear garden. A convenient downstairs toilet and bathroom sits just beyond the kitchen, with potential to convert to a utility room.

Upstairs, the home offers two generous double bedrooms, both with good proportions. The principal bedroom spans the full width of the property with a front-aspect window. The second bedroom overlooks the garden and is located next to a well-appointed family bathroom with walk-in shower and freestanding bath.

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EXTERNAL

To the rear, the property enjoys a low-maintenance garden. Kings Road is a sought-after residential street in Oakham, popular for its proximity to the town's wide range of amenities, restaurants, and independent shops. Oakham railway station is within walking distance, offering convenient links to Leicester, Peterborough, and beyond. The property is also within catchment for well-regarded local schools and offers easy access to the open countryside and Rutland Water.

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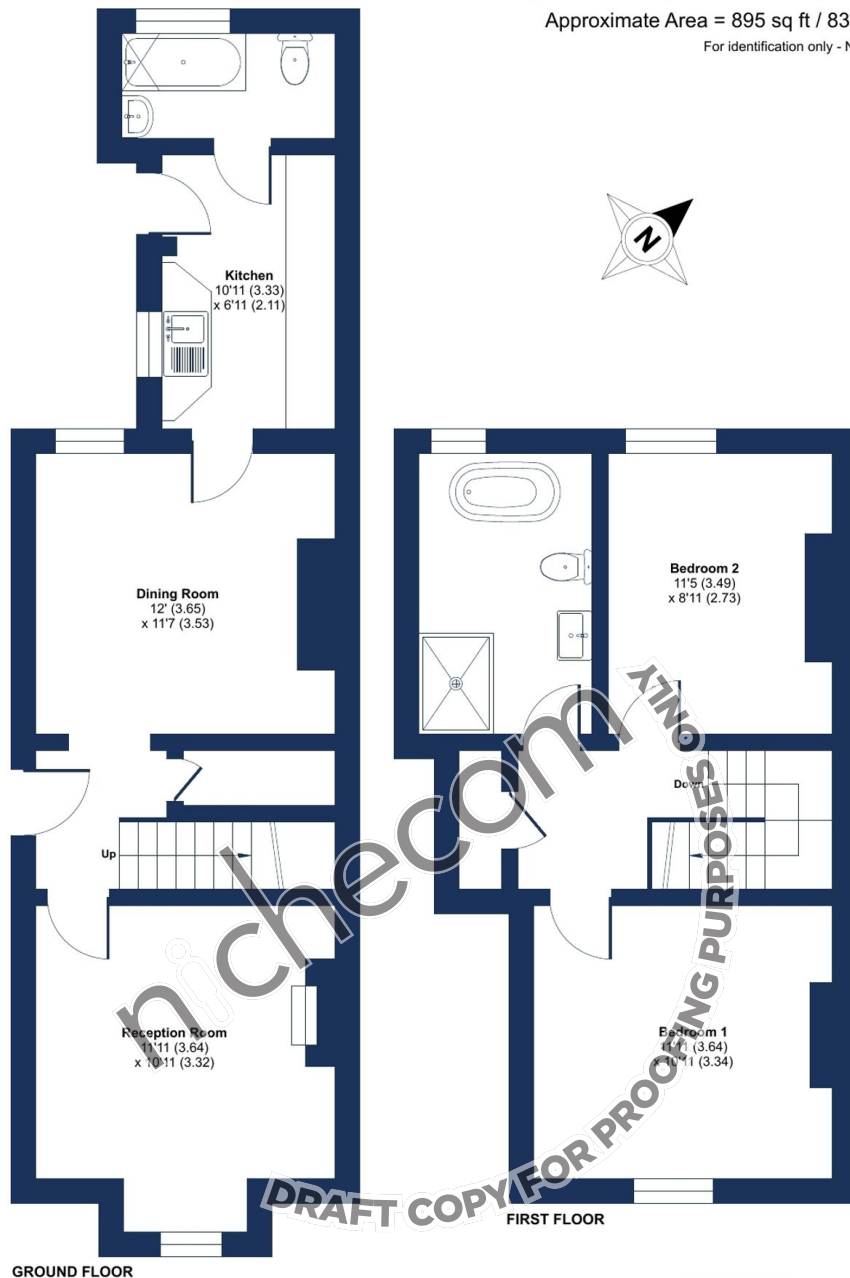
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Kings Road, Oakham, LE15

Approximate Area = 895 sq ft / 83.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Moores Estate Agents. REF: 1288502



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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