



## Trent Road, Oakham

Spacious four-bedroom detached home with garage, large garden, and excellent access to Oakham town centre and amenities.

### FEATURES

- Detached Family Home Situated In A Prime Location
- Open-Plan Dining/Living Room
- Four Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Walking Distance To Amenities





## ACCOMMODATION

The ground floor offers well-proportioned and versatile living space. A welcoming entrance hall leads to a dining room. The adjacent kitchen has ample space for storage and work surfaces. To the rear, a large reception room provides a main living area, with windows on dual aspects creating a bright and airy atmosphere. There is also the convenience of a ground floor WC and internal access to the garage.

Upstairs, the home offers four comfortable bedrooms. The principal bedroom is a spacious double, positioned at the front of the house, while Bedroom 2 also offers generous proportions and plenty of natural light. Bedroom 3 is another good-sized double, and Bedroom 4 provides ideal space for a home office, nursery, or single bedroom. The family bathroom is located centrally and includes both a bath and a separate shower cubicle.

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## EXTERNAL

Outside, the property is approached by a generous driveway offering ample off-road parking and access to the single garage. The small front garden adds charm and kerb appeal, while the large, well-established rear garden is mainly laid to lawn and bordered by mature shrubs and trees. A patio area provides the perfect setting for alfresco dining or relaxing in a private and peaceful outdoor space.

Oakham is a charming and historic market town in the heart of Rutland, England's smallest county. Known for its traditional stone buildings, vibrant town centre, and excellent schools, Oakham offers a wonderful blend of countryside tranquillity and modern convenience, with a range of independent shops, cafés, and a mainline train station providing direct links to Leicester and Peterborough.

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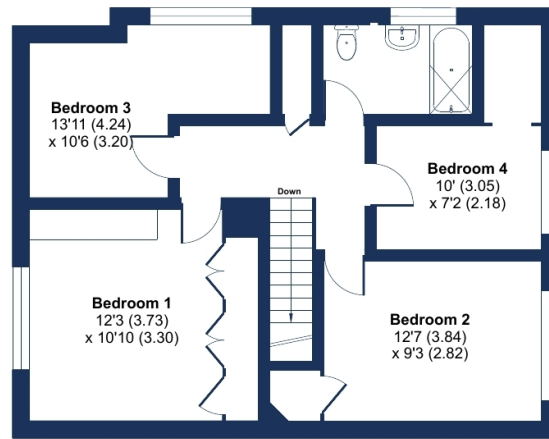
## Trent Road, Oakham, LE15

Approximate Area = 1419 sq ft / 131.8 sq m

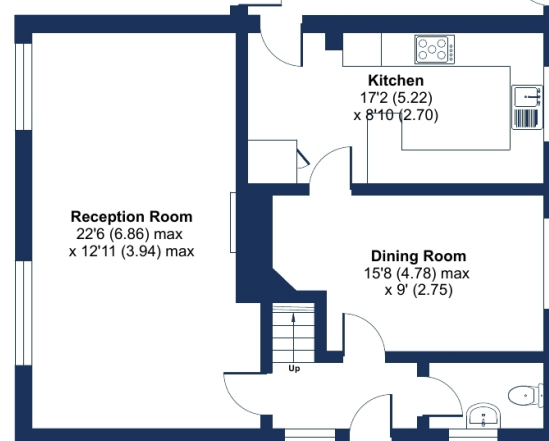
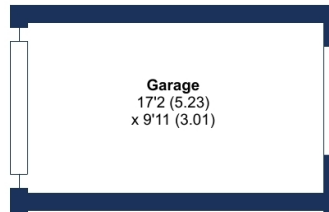
Garage = 169 sq ft / 15.7 sq m

Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Moores Estate Agents. REF: 1297264



### EPC RATING

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            | 64      |           |
| (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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