



High Street, Oakham

This spacious and versatile five-bedroom family home offers generous accommodation arranged over three floors, located in the heart of Oakham.

FEATURES

- Cottage Situated In A Prime Location
- Four/Five Comfortable Bedrooms
- Enclosed Rear Garden
- Permit Parking
- Walking Distance To Amenities





ACCOMMODATION

On entering the property, a welcoming entrance hall leads through to the impressive family room measuring over 25ft in length, providing ample space for living and entertaining. The kitchen/breakfast room is fitted with units and enjoys a bright dual aspect, flowing into a practical utility room and shower room. A further reception room is positioned at the rear, which could be used as bedroom five, a study, or an additional sitting room, offering excellent flexibility for multi-generational living or home working.

The first floor offers three good-sized bedrooms. Bedroom one benefits from generous proportions and is accompanied by a dressing room/bedroom four, ideal as a nursery or walk-in wardrobe. Bedrooms two and three are both double rooms, served by the family bathroom located off the landing, which also provides an airing cupboard for storage. The loft has been converted to provide a hobby room or study area with natural light, alongside a spacious loft storage area, ideal for seasonal items or further development subject to relevant permissions.

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EXTERNAL

Externally, the property enjoys a secure and private garden featuring an artificial lawned area and a spacious patio terrace, ideal for outdoor dining, entertaining, or relaxing. There is permit parking outside the property. The garden also benefits from mature planting along one boundary offering privacy, along with external power and water supplies. This property also has solar panels on the house to heat the water.

Positioned in the sought-after market town of Oakham, this property enjoys immediate access to local shops, restaurants, and amenities while maintaining a private setting behind secure gates. Oakham railway station is within easy walking distance, offering connections to Leicester and Peterborough with onward services to London. The area is renowned for its excellent schooling options, independent retailers, and proximity to Rutland Water for leisure pursuits, making it an ideal location for families and professionals alike.

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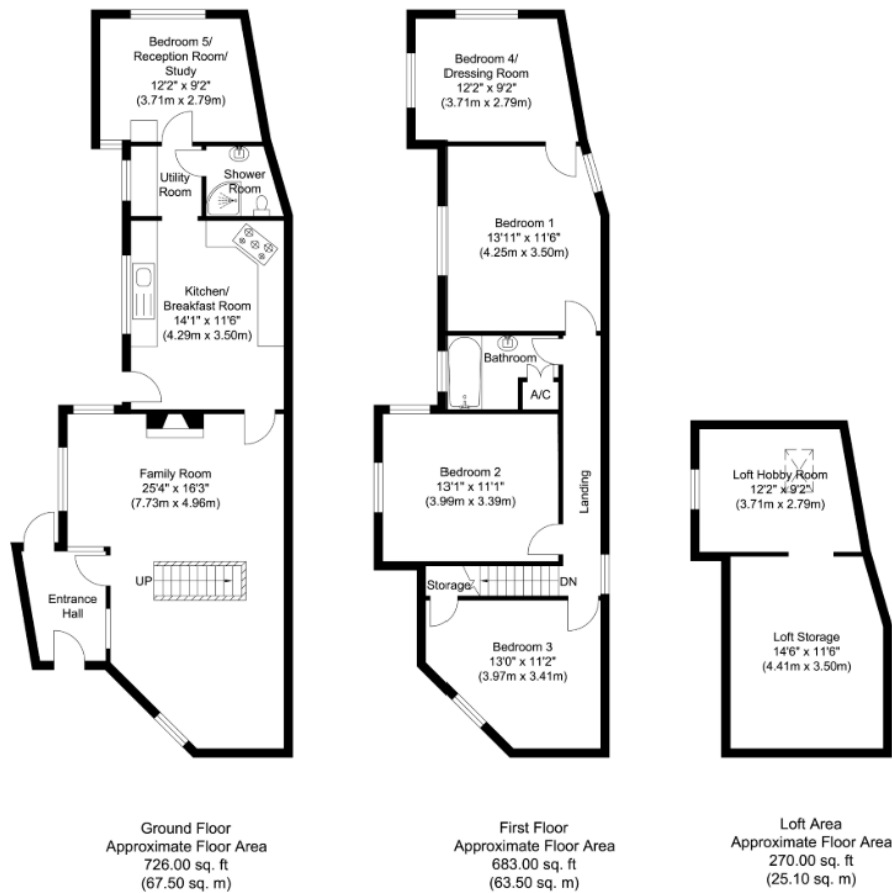
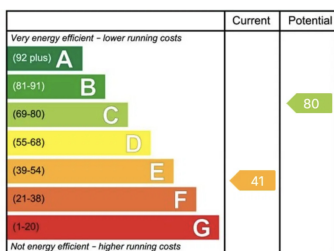


Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING



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