



Kimball Close, Oakham

Kimball Close offers a delightful two-bedroom home full of character, perfect for first-time buyers or those looking to enjoy a semi-rural setting with convenient links to the historic market town of Oakham.

FEATURES

- Charming 2-bedroom character home in Kimball Close
- Ideal for first-time buyers or those seeking a semi-rural lifestyle
- Excellent access to Oakham
- Spacious, high-ceilinged kitchen/breakfast room
- Low Maintenance Garden Designed for easy upkeep and outdoor entertaining
- NO CHAIN





ACCOMMODATION

The property is accessed through a covered archway, where the front door opens into a bright, high-ceilinged kitchen and breakfast room. The kitchen is stylishly presented with tiled walls, a Belfast sink, integrated oven with gas hob, and designated spaces for a washing machine, under-counter dishwasher, and a freestanding fridge-freezer.



The ground floor also includes a generous living room, tastefully decorated and offering direct access to the rear garden. Upstairs, a spacious landing leads to two good-sized double bedrooms—one currently arranged as a dressing room. The first floor is completed by a modern bathroom with a contemporary three-piece suite.



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EXTERNAL

Outside, the rear garden has been designed with low-maintenance living in mind, while still offering a great space for relaxing and entertaining.

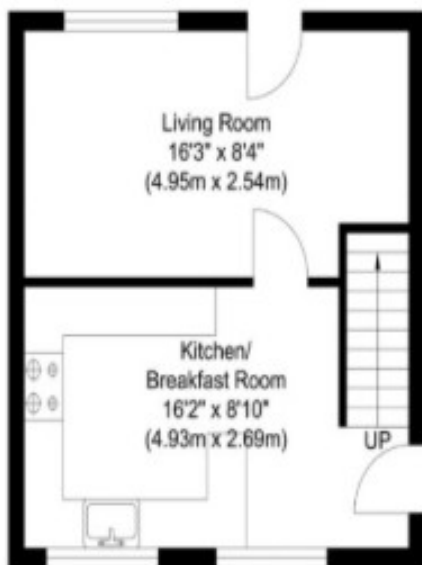
The property is liable to pay an annual charge to Cottesmore Owners Management Company Limited for the maintenance and management of the Kimball Close estate. We are advised that the current charge is £200 per property to be paid in two 6 monthly instalments.



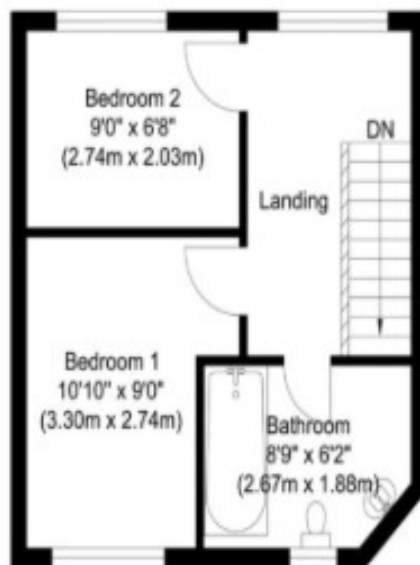
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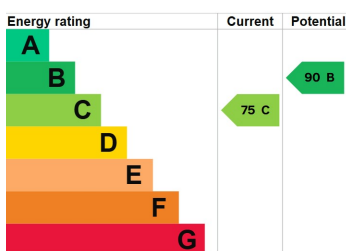
Ground Floor
Approximate Floor Area
283.95 sq. ft
(26.38 sq. m)



First Floor
Approximate Floor Area
281.58 sq. ft
(26.16 sq. m)

ation for identification purposes only, measurements are approximate, not to

EPC RATING



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