



Welland Way, Oakham

Set on a generous plot, this delightful detached bungalow offers spacious and versatile accommodation with huge potential to extend or further develop (subject to planning permission).



FEATURES

- Detached Bungalow Situated In A Prime Location
- Potential To Extend STPP
- Three Comfortable Bedrooms
- Large Rea Garden & Outbuilding
- Off Road Parking & Garage
- Annexe Potential
- NO ONWARD CHAIN

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ACCOMMODATION

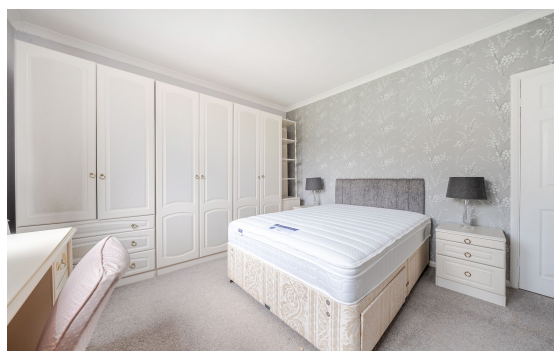
The property currently offers three well-proportioned bedrooms, a modern kitchen, and a large reception/dining room leading through to a bright conservatory overlooking the garden. The layout provides excellent scope for open-plan living or reconfiguration to suit modern family needs.



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EXTERNAL

Externally, the property benefits from a substantial garden mainly laid to lawn, the garden provides a blank canvas a garage with adjoining annexe—ideal for a home office, studio, or guest accommodation—and a separate outbuilding comprising two stores and a workshop. There is ample room to extend the main property (subject to planning permission), as well as to incorporate outdoor entertaining areas, a patio, or even a garden room.



Oakham is a lovely market town, within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

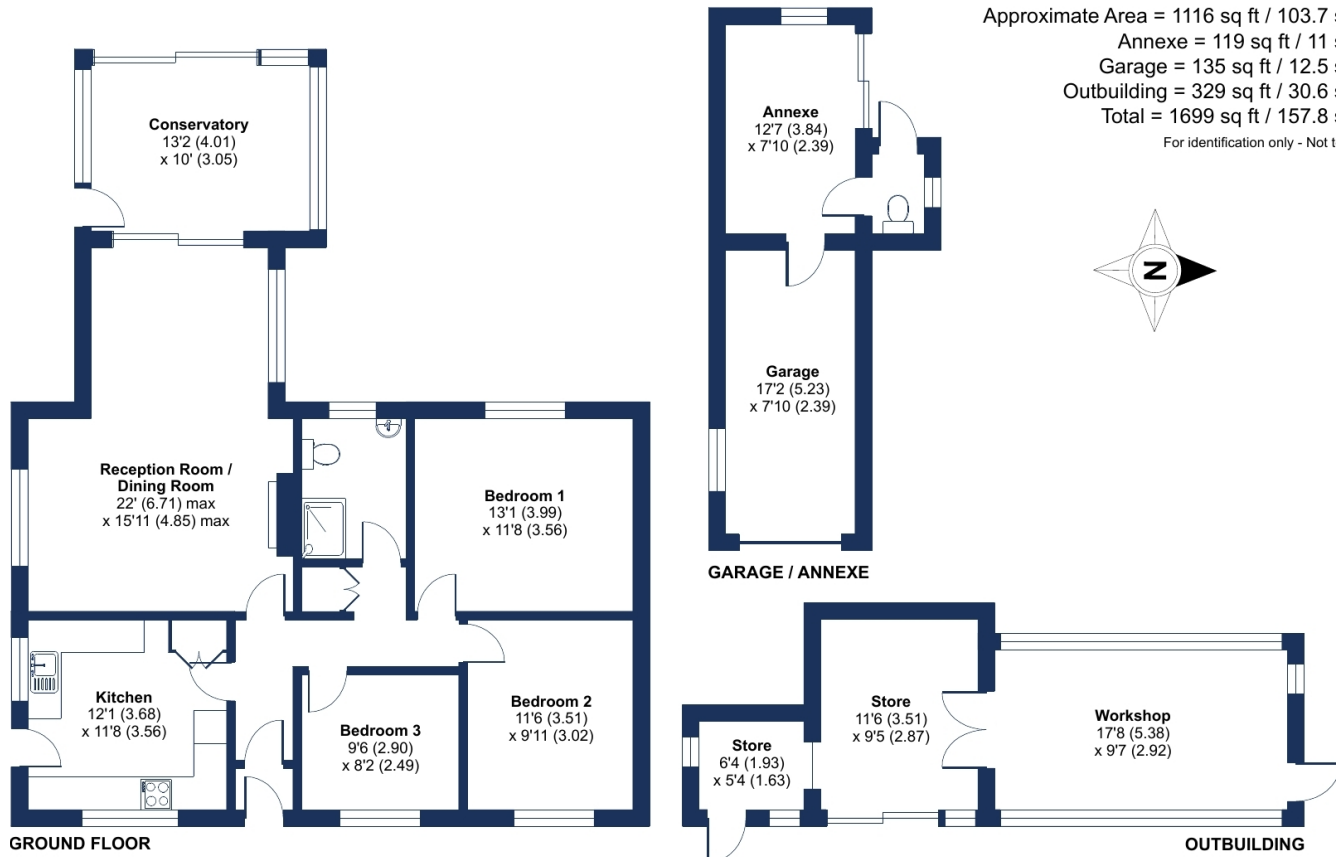
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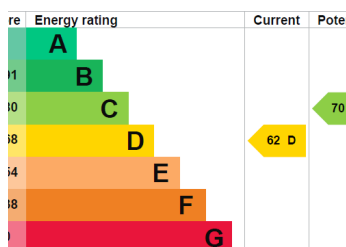
Approximate Area = 1116 sq ft / 103.7 sq m
 Annexe = 119 sq ft / 11 sq m
 Garage = 135 sq ft / 12.5 sq m
 Outbuilding = 329 sq ft / 30.6 sq m
 Total = 1699 sq ft / 157.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Moores Estate Agents. REF: 1374743



EPC RATING



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