



**Connells**

Dingle Road  
Oakham Dudley



## Property Description

This traditional semi-detached home in Oakham has been extensively renovated to a high standard, making it an ideal choice for families. The property offers spacious living accommodation, has been extended, and is conveniently situated near amenities, transport links, and schools.

## Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor accommodation.

## Cloakroom

Low level w.c., wash hand basin.

## Lounge

12' 6" (plus bay) x 10' 9" ( 3.81m (plus bay) x 3.28m )

Double glazed bay window to the front, electric fire, central heating radiator.

## Dining Room

11' 8" x 11' ( 3.56m x 3.35m )

Double glazed patio door to the rear, central heating radiator.

## Conservatory

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed windows to the rear & side, double glazed french doors to the rear.

## Kitchen

11' 6" x 6' 6" ( 3.51m x 1.98m )

Fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, integrated electric oven & electric hob with cooker hood over, space for domestic appliances, central heating radiator, double glazed window to the rear.

## Utility Room

13' 7" x 6' 3" ( 4.14m x 1.91m )

Wall and base units with work surfaces over, plumbing for washing machine, built-in storage cupboard, double glazed window to the rear, double glazed door to the rear.

## Garage

16' 2" x 7' ( 4.93m x 2.13m )

Doors to the front, power and light.

## First Floor

### Landing

Loft access with pull down ladder, central heating radiator.

### Bedroom One

12' 9" (plus bay ) x 7' 9" ( 3.89m (plus bay ) x 2.36m )

Double glazed bay window to the front, central heating radiator, fitted wardrobes.

### Bedroom Two

11' 7" x 10' ( 3.53m x 3.05m )

Double glazed window to the rear, central heating radiator, fitted wardrobes.

### Bedroom Three

8' 6" x 6' 3" ( 2.59m x 1.91m )

Double glazed window to the front, central heating radiator.

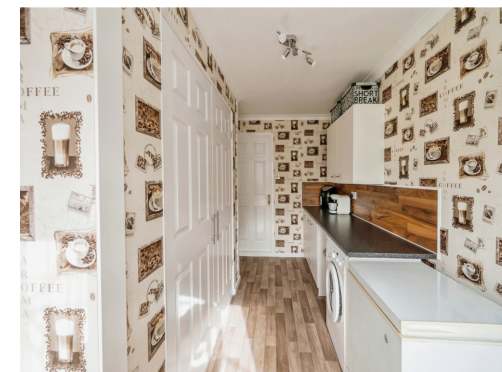
### Bathroom

Bath with shower over, wash hand basin, low level w.c., central heating radiator, cupboard housing central heating boiler, double glazed window to the rear.

### Outside

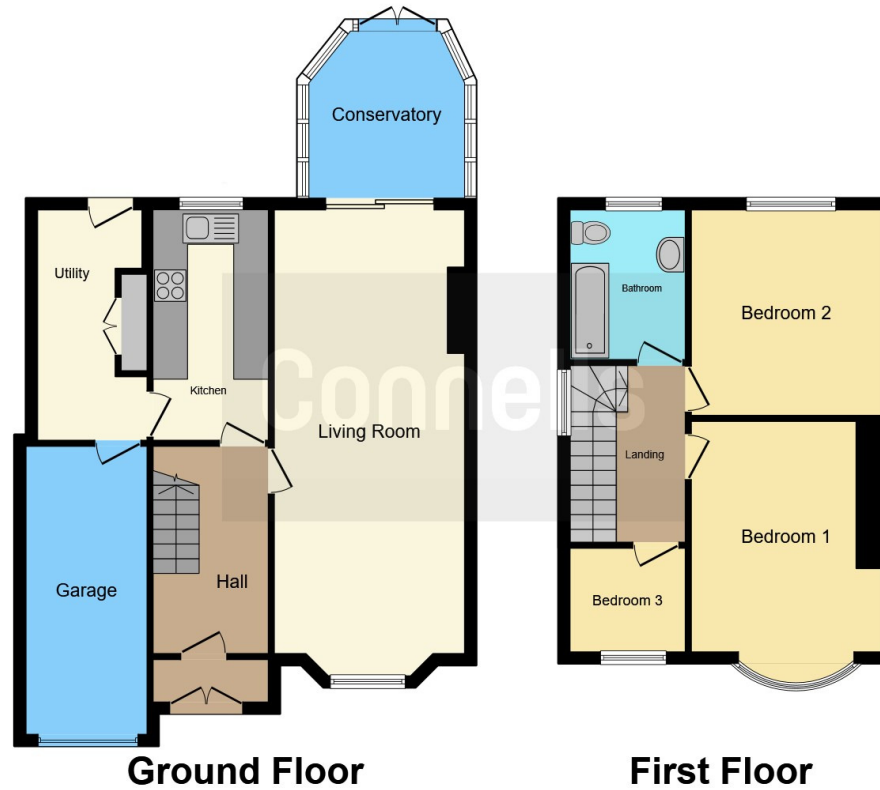
To the front of the property block paved driveway giving off road parking with gravel detail.

Rear garden having patio area with gravel area, lawned area, various shrubs & borders, storage shed, summerhouse.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/DUD312753](http://connells.co.uk/Property/DUD312753)**

Tenure: Freehold



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