



**Connells**

Foxfield Way  
OAKHAM



## Property Description

Step into the welcoming embrace of this charming 4-bedroom detached home in Oakham, offering immense potential for those with a vision to transform it into their dream residence. While this home exudes timeless charm, it presents an exciting opportunity for modernisation and customisation to suit your personal style and preferences.

As you enter, you're greeted by a sense of warmth and possibility, with ample space to reimagine and renovate according to your desires. The ground floor layout features a traditional yet functional design, with a cozy living area, a kitchen and a practical utility room awaiting your creative touch.

Upstairs, four bedrooms provide plenty of room for family and guests, with the master bedroom boasting its own en-suite bathroom for added comfort and privacy. Each room offers a blank canvas for you to unleash your imagination and create the perfect sanctuary to call home.

Outside, the property boasts a charming exterior and off-road parking, while the space garden beckons with the promise of outdoor loving and entertaining possibilities. With a little TLC, this outdoor space could be transformed into a stunning retreat for relaxation and recreation.

Embrace the opportunity to turn this diamond in the rough into the home you've always envisioned. Schedule a viewing today and let your imagination run wild!

## Entrance Porch

With a double-glazed door to the front, double glazed windows to either side, tiled flooring and access to the hallway.

## Hallway

With a door from the porch and central heating radiator.

## Lounge

13' 4" x 11' 5" into recess ( 4.06m x 3.48m into recess )

With a double-glazed window to the front of the property, fireplace with feature surround, coving to the ceiling and central heating radiator.

## Kitchen

14' 8" x 9' 2" ( 4.47m x 2.79m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, pantry cupboard, space for a fridge freezer, integrated electric oven, integrated gas hob, extractor fan, archway through to the dining area, central heating radiator, access to the utility room and double-glazed window to the side.

## Dining Area

14' 9" x 7' 3" ( 4.50m x 2.21m )

With a central heating radiator, tiled flooring, spotlights to the ceiling, double-glazed window to the rear and double-glazed French

doors leading out to the garden.

### Utility Room

9' 3" x 8' 1" narrowing to 4' 8" ( 2.82m x 2.46m narrowing to 1.42m )

With work surfaces, sink, tiling, plumbing for a washing machine, space for a tumble dryer and access to the boot room.

### Boot Room

8' 2" x 7' 3" plus recess ( 2.49m x 2.21m plus recess )

There is a tiled floor and door to the rear garden.

### Downstairs Cloakroom

With a wc, wash hand basin, tiled flooring and central heating radiator.

### First Floor Landing

With stairs rising from the hallway and a storage cupboard.

### Bedroom One

9' 8" to front of robes x 9' 2" into recess ( 2.95m to front of robes x 2.79m into recess )

With a double-glazed window to the rear of the property, central heating radiator, built in wardrobes and door to the en-suite.

### En-Suite

With a shower cubicle, wash hand basin, wc, tiled walls and double-glazed window to the rear.

### Bedroom Two

11' 10" x 8' 3" ( 3.61m x 2.51m )

With a double-glazed window to the front of the property and central heating radiator.

### Bedroom Three

12' 4" x 8' 2" ( 3.76m x 2.49m )

With a double-glazed window to the front and central heating radiator.

### Bedroom Four

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

With a double-glazed window to the front and central heating radiator.

### Family Bathroom

There is a bath, wash hand basin, wc, extractor fan, central heating radiator, tiled flooring and window to the rear of the property.

### Outside

At the front of the property there is a block paved driveway providing off road parking and leads to the garage. There is a small front garden with mature shrubs.

The rear garden is low maintenance with paving, borders with mature plants and a shed with electric connected.

### Integral Garage

16' 9" x 8' 3" ( 5.11m x 2.51m )

With an electric door and houses the fuse box.









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)

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
 MELTON MOWBRAY LE13 0TR

**EPC Rating: D**

**view this property online [connells.co.uk/Property/MOW307084](http://connells.co.uk/Property/MOW307084)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MOW307084 - 0002