



Connells

Melton Road
Whissendine OAKHAM

Melton Road
Whissendine Oakham LE15 7EU

for sale offers in the region of
£240,000



Property Description

This well presented three bedroom mid-terrace property is in the desired village location of Whissendine, close to Oakham. The property in brief comprises of an entrance hall, living room, fitted kitchen/dining room, three well appointed bedrooms and a family shower room. Also provides off-road parking and a well kept generous rear garden which offers stunning views of the surrounding fields.

hob, a cookerhood, a double electric oven and a Bosch dishwasher, with space for a freestanding fridge freezer and a radiator. The kitchen also provides plumbing for a washing machine.

Entrance Hall

The entrance hall has a double glazed door to the front with double glazed windows to the side. The entrance hall also benefits from an understairs storage cupboard, a radiator, vinyl flooring and provides access to the first floor.

Living Room

14' 5" x 11' 9" (4.39m x 3.58m)

The south west facing living room features a log burner set in a fire place and French doors giving access to the rear garden. Also benefits from luxury vinyl flooring, coving to the ceiling, a radiator and a TV point.

Kitchen/Dining Room

18' 5" x 7' 5" (5.61m x 2.26m)

The kitchen refitted in 2022 and benefits from a range of wall and base units complemented by Quartz worktops. There is a double glazed window to the front and to the rear a double glazed door to the garden. The kitchen has a Belfast sink, luxury rigid vinyl flooring, with integrated appliances including an electric

First Floor Landing

The landing has stairs rising from the hall, a double glazed window to the front, a radiator, fitted carpet and provides access to the loft which has a ladder and lighting.

Bedroom One

14' 6" Max x 11' 9" Max (4.42m Max x 3.58m Max)

Master bedroom south west facing, having a double glazed window to the rear, a radiator, a TV point and laminate flooring.

Bedroom Two

12' 5" x 7' 5" (3.78m x 2.26m)

Double bedroom south west facing, having a double glazed window to the rear, a radiator and fitted carpet.

Bedroom Three

9' 11" x 7' 4" (3.02m x 2.24m)

Single bedroom north east facing, having a double glazed window to the front, built-in wardrobes, a radiator and fitted carpet.

Shower Room

The bathroom has been refitted with a walk-in shower cubicle, a wash hand basin, a medicine cabinet, low level WC and tiling to water sensitive areas.

Parking

To the front of the property there is a block paved drive which provides off road parking for multiple vehicles.

Outbuildings

To the rear of the property there are two outbuildings. One is of brick construction and the other of wood construction.

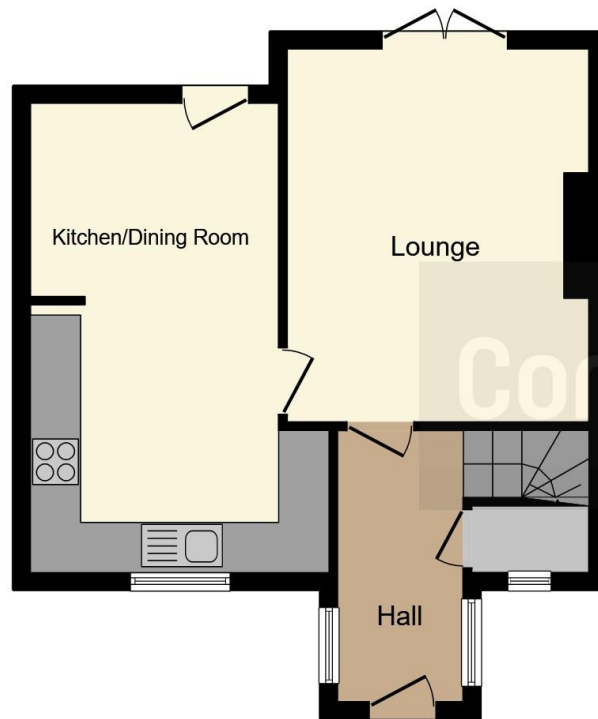
Garden

The generous garden is to the rear of the property and is mostly laid to lawn. The garden benefits from a decked patio area and provides beautiful views of the surrounding fields.

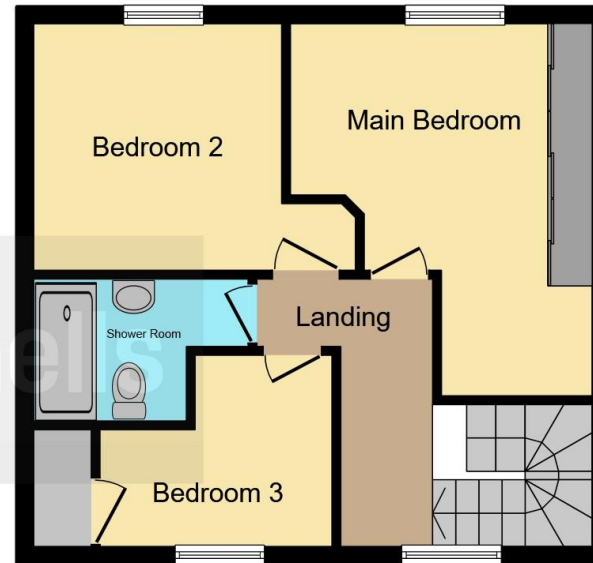








Ground Floor



First Floor

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

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EPC Rating: D

Tenure: Freehold

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Property Ref: MOW304886 - 0004