



Sycamore Road

Oakham, LE15 8JL

Price Guide £445,000

Richardson

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Nestled in the cul-de-sac of Sycamore Road in North Luffenham, this delightful detached bungalow offers a wonderful opportunity for a new homeowner. Boasting three generous bedrooms, and a modern four-piece bathroom, this property is perfect for those seeking space and comfort.

The well-maintained interior features a refitted kitchen with built-in appliances, including a hob, oven, and dishwasher. The granite work surfaces add a touch of luxury to the space and providing ample preparation area and also acting as a divider/breakfast bar with a dining area. The spacious living room provides a light and welcoming atmosphere with dual aspects windows, perfect for relaxing or entertaining guests.

Situated on a generous corner plot, this bungalow offers ample parking with a double garage with power door, ensuring convenience for both residents and visitors alike. The replacement double glazing throughout the property enhances energy efficiency and provides a peaceful ambiance.

Whether you're looking to enjoy a peaceful retreat or entertain friends and family, this property caters to all your needs. Don't miss the chance to make this lovely bungalow your new home in the heart of North Luffenham.

Reception Hall

Sitting Room
21'1" x 11'8" (6.43m x 3.57m)





Kitchen
12'0" x 8'1" (3.68m x 2.48m)

Dining Area
11'8" x 11'4" (3.56m x 3.46m)

Bedroom
11'10" x 9'6" (3.63m x 2.91m)

Bedroom
10'6" x 9'6" (3.22m x 2.91m)

Bedroom
11'6" x 7'3" (3.51m x 2.21m)

Bathroom
8'2" x 8'2" (2.5m x 2.5m)

External Details

The property is situated on a corner plot with open plan front gardens laid to lawn with shrubs. Double width driveway providing off road parking for vehicles leading to attached DOUBLE GARAGE 5.01m x 4.51m with up and over door. Good size rear garden with flowering shrubs and beds, shed and greenhouse. Whole area is enclosed by, fencing, walling and hedging giving privacy and security.

Council Tax
Rutland County Council Tax Band D

Communication
According to Ofcom mobile coverage outside is likely from the 4 major networks
According to Openreach Superfast Fibre is available

Services
All mains services are available, heating is gas central heating

Viewing
Telephone appointment with Richardson
0 1 7 8 0 7 6 2 4 3 3
post@richardsonsurveyors.co.uk



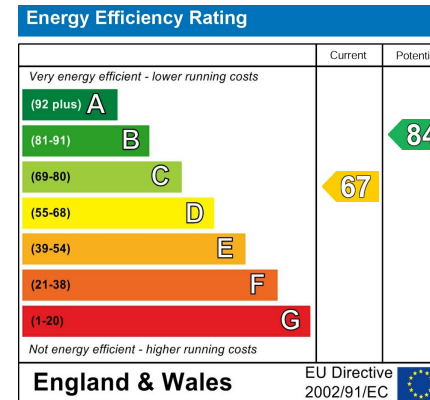
Floor Plan



Area Map



Energy Efficiency Graph



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MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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