



33 Kings Road,

£230,000



## 33 Kings Road,

**Why View?** Picturesque Market Town, **Charming character properties**, Two Double Bedrooms, **Renovated to a High Standard**, Landscaped Rear Garden, **Period Fireplaces**, Refitted Kitchen, **Refitted Bathroom**, Close to Local Train Station, **Great links to local Amenities and Schools**.

Charming character properties is ideally situated on Kings Street, a sought-after area in the heart of Oakham, LE15. Known for its vibrant community and proximity to local amenities, the location offers a peaceful yet connected lifestyle. Enjoy easy access to Oakham's picturesque town centre, with its mix of independent shops, cafes, and historic attractions, all within walking distance. Excellent transport links, including Oakham railway station, provide quick connections to nearby cities and beyond. The surrounding area is perfect for those who appreciate a blend of convenience and countryside charm.





## Entrance Hall

1.6m x 1.85m (5'3" x 6'1") Maximum

The entrance hallway benefits from doors leading to the living room, dining room and understairs cupboard.

Staircase leading to the first floor landing and a radiator.

## Living Room

3.94m x 3.61m (12'11" x 11'10")  
Maximum

Double glazed bay window to front, feature radiator, period fireplace and engineered wood flooring.

## Dining Room

3.61m x 3.45m (11'10" x 11'4") Maximum

Double glazed window to rear, feature radiator, fitted cupboard, period fireplace and engineered wood flooring.





## Kitchen

4.7m x 2.08m (15'5" x 6'10") Maximum

Re-fitted with matching wall and base units with solid beach surfaces over, 1.5 porcelain sink with drainer, 4-ring induction hob and built-in oven with extractor over, plumbing for a washing machine and dishwasher, space for a fridge freezer and tumble dryer, Engineered wood flooring, radiator, and double-glazed windows to the side with matching patio door leading into the garden.

## Galleried Landing

4.9m x 1.6m (16'1" x 5'3") maximum into the airing cupboard.

Landing leading to two bedrooms and the family bathroom, fitted airing cupboard and loft hatch.

## Master Bedroom

4.93m x 3.33m (16'2" x 10'11") Maximum

Double glazed windows to front, radiator and period fireplace.



