



Ladywell

Oakham, LE15 6DB

The property features a bright living room with understairs storage, a fitted kitchen with space for appliances, a breakfast bar and access to the rear garden, two bedrooms, and a modern bathroom with shower over the bath. Bedroom one includes dual front-facing windows and ample space for wardrobes. Outside, there's off-road parking to the side, a low-maintenance front garden, and a fully enclosed rear garden with artificial lawn, a patio and garden shed — perfect for entertaining. Ideal for first-time buyers, downsizers, or investors. Call now to arrange your viewing!

Agents Note:
Local Authority – South Kesteven District Council
Council Tax Band – B
EPC Rating - C

Asking Price £175,000

Ladywell

Oakham, LE15 6DB



- Well-presented 2-bedroom mid-terrace home
- Bright lounge with downstairs storage
- Bathroom with Shower over Bath
- Quiet cul-de-sac location in popular Ladywell area
- Modern kitchen with breakfast bar and access to the rear garden
- Off-road parking and low-maintenance enclosed rear garden with patio
- Walking distance to Oakham town centre and train station
- Two good-sized bedrooms
- Please see Key Facts for Buyers for Material Information Disclosures

Entrance

Off Street Parking

Living Room

13'2 x 12'9 (4.01m x 3.89m)

Kitchen/Breakfast Room

12'9 x 9'5 (3.89m x 2.87m)

Landing Area

Bedroom 1

13'1 x 12'9 (3.99m x 3.89m)

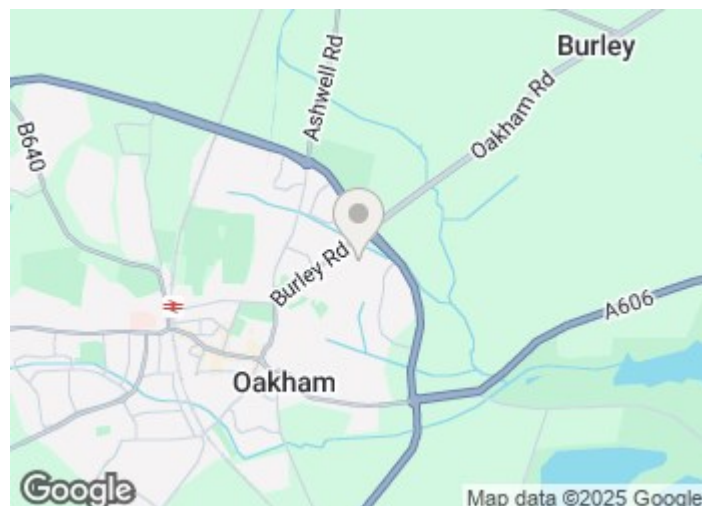
Bedroom 2

9'6 x 6'10 (2.90m x 2.08m)

Bathroom

6'4 x 5'8 (1.93m x 1.73m)

Enclosed Rear Garden



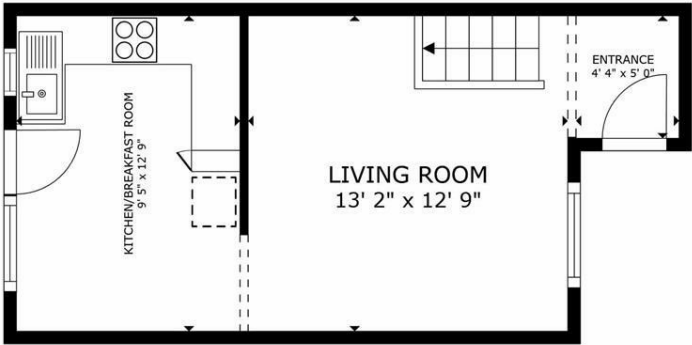
Directions

Please use the following postcode for Sat Nav guidance - LE15 6DB

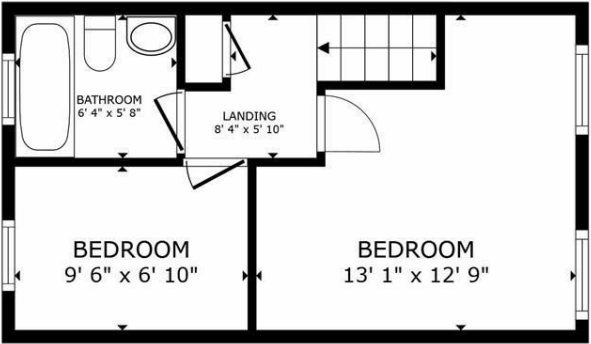




Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 308 sq.ft. FLOOR 2 291 sq.ft.
TOTAL : 599 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC