



Camrose Close

Oakham, LE15 6UW

Spacious 4-Bedroom Detached Family Home - Camrose Close, Oakham. Nestled in a quiet cul-de-sac in the highly sought-after town of Oakham, this beautifully laid out four-bedroom detached home offers a perfect blend of flexible living space, practicality, and comfort—ideal for families and professionals alike.

Excellent location for the nearby Rutland Water, which offers numerous advantages, including exceptional opportunities for outdoor activities like sailing, walking, and cycling, as well as a connection to nature and wildlife, particularly birdwatching.

£450,000

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- Detached Family Home
- Sought-After Cul-De-Sac Location
- 4 Bedrooms, 2 Bathrooms
- Versatile Ground Floor Layout with 3 Reception Areas
- Walking distance to local schools and Oakham town centre
- Family Bathroom & Additional Ground Floor Shower Room
- Well Maintained Gardens to Front & Rear
- Single Garage
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Hall

6'5" x 19'5" (1.96m x 5.92m)

Living Room

14'1" x 11'11" (4.29m x 3.63m)

Family Room/Study

7'9" x 12'8" (2.36m x 3.86m)

Shower Room

7'9" x 6'7" (2.36m x 2.01m)

Kitchen

11'1" x 9'3" (3.38m x 2.82m)

Dining Room

9'5" x 9'2" (2.87m x 2.79m)

Utility

7'9" x 6'2" (2.36m x 1.88m)

Landing

9'1" x 2'10" (2.77m x 0.86m)

Bedroom 1

14'1" x 11'11" (4.29m x 3.63m)

Bedroom 2

11'5" x 11'11" (3.48m x 3.63m)

Bedroom 3

11'0" x 9'2" (3.35m x 2.79m)

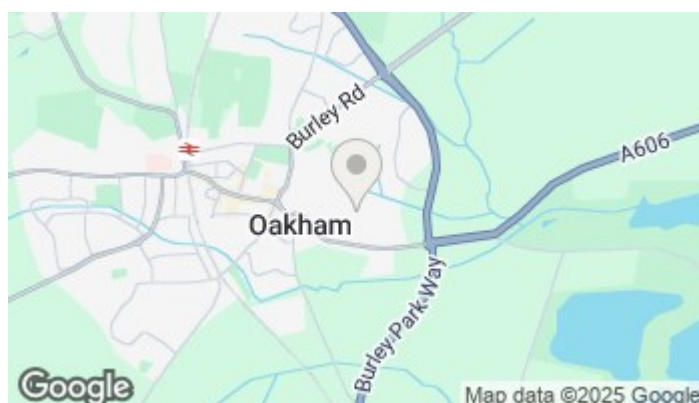
Bedroom 4

8'3" x 9'2" (2.51m x 2.79m)

Family Bathroom

9'1" x 6'0" (2.77m x 1.83m)

Single Garage

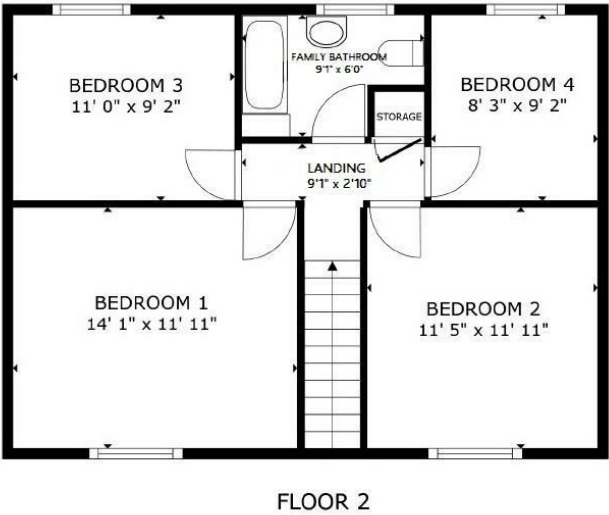


Directions

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



Floor Plan



GROSS INTERNAL AREA
FLOOR 1 681 sq.ft. FLOOR 2 620 sq.ft.
TOTAL : 1,301 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.

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