



Hurford

Lonsdale Way, Oakham Freehold £270,000

# Key Features



- No onward chain
- Great opportunity for first time buyers or investors
- Driveway
- Downstairs W/C
- Close to town

Upon entering the property, you are welcomed into a hallway that provides access to the principal reception rooms. To the front sits a bright and spacious lounge, a perfect place to relax. Moving through, you will find a separate dining room, which links directly to the kitchen. Together, these spaces offer great potential to be reconfigured into a more open-plan style, ideal for modern living.

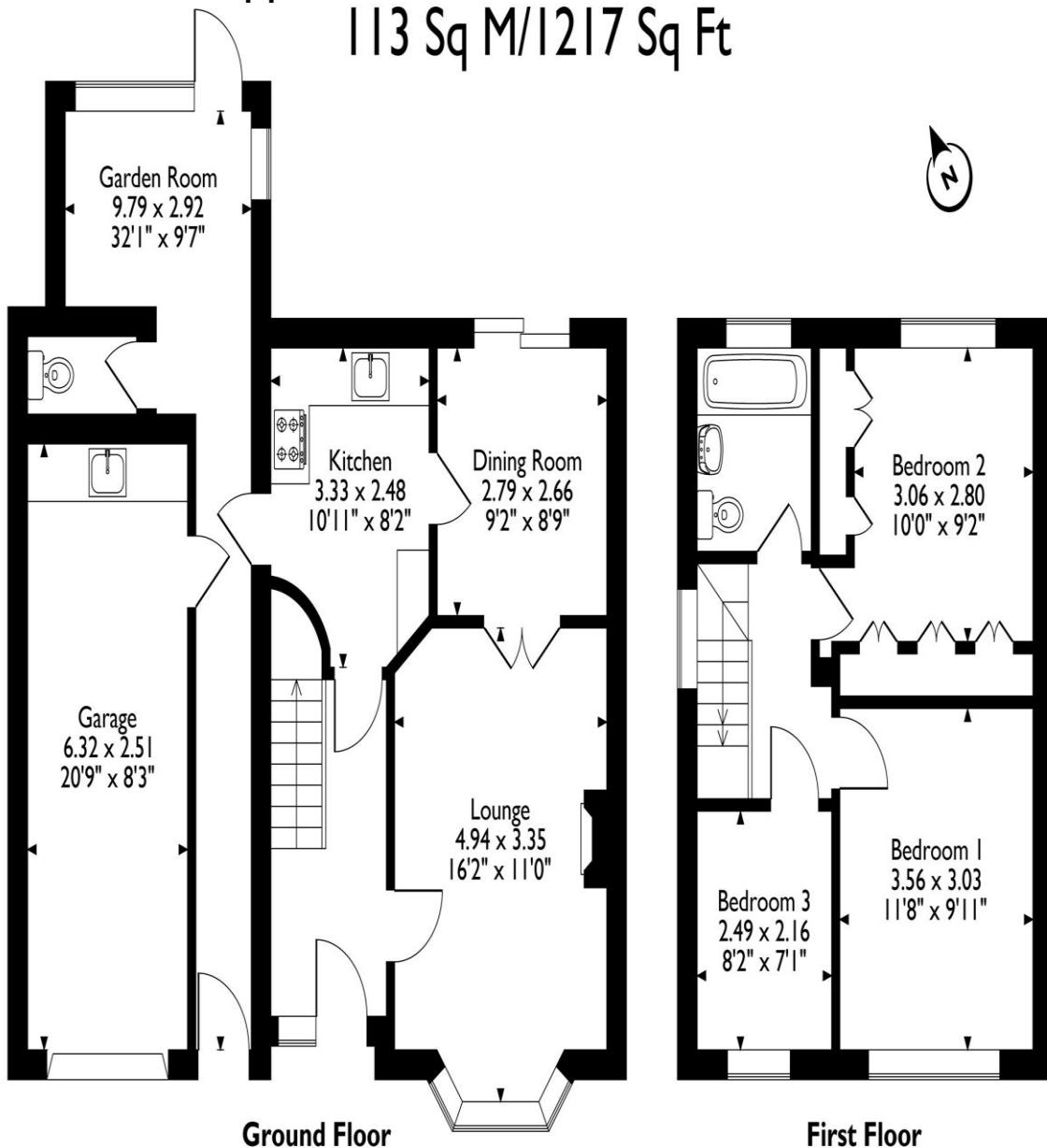
The ground floor also benefits from a practical downstairs WC and access into a useful single garage. To the rear of the property, a garden room leads directly out onto the patio garden, offering a pleasant transition between indoor and outdoor living. The garden itself is currently laid entirely to patio, providing a low-maintenance space and a blank canvas for landscaping.



# 6, Lonsdale Way, Oakham

## Approximate Gross Internal Area

### 113 Sq M/1217 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the home offers three bedrooms. The principal bedroom is a generous double and a further double bedroom sits at the rear of the property, while the third bedroom makes a versatile single, ideal as a home office, nursery, or guest room depending on individual needs. The family bathroom completes the first floor.

Externally, alongside the garage, there is driveway parking to the front.

The property is located within close proximity to Oakham town centre, well known for its range of independent shops, cafes, and eateries, as well as excellent schools and local amenities. With good transport links and a thriving community, Oakham is a highly desirable market town in Rutland.

This home presents a superb chance for buyers to modernise to their own tastes and take advantage of the fantastic potential on offer.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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