



Hurfords

23 Braunston Road, Oakham Freehold £400,000

Key Features



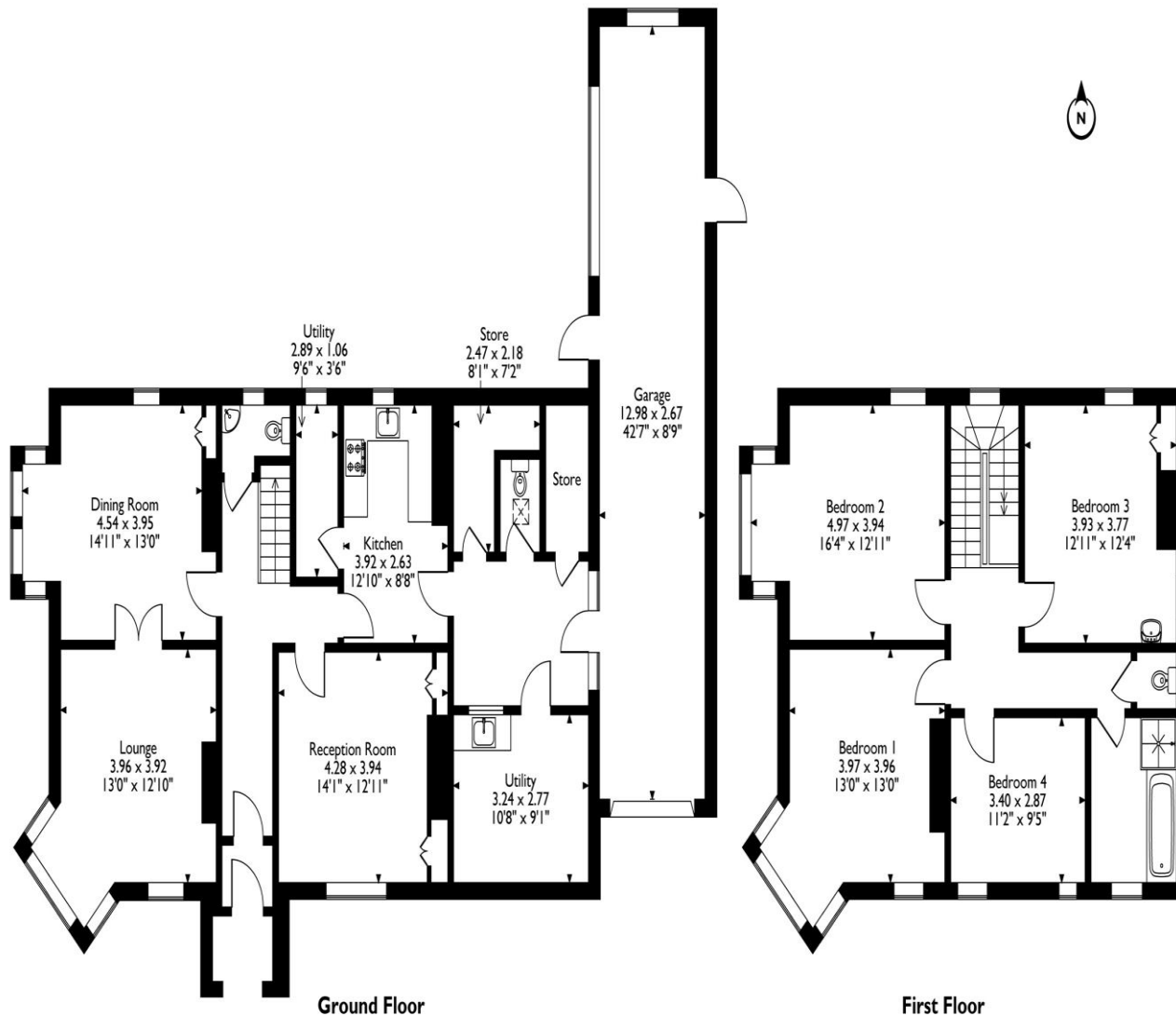
- Opportunity to modernise
- Character property
- Possibility to reconfigure and extend STP
- 4 Double bedrooms
- Three reception rooms

From the moment you step inside, the charm and potential of this property are immediately apparent. Many of the home's original features have been beautifully retained, offering a glimpse into its rich character and history. The ground floor is wonderfully spacious, with three well-proportioned reception rooms that together create a versatile and inviting living space, perfect for both family life and entertaining. Each room holds its own unique charm and provides an exciting opportunity for modernisation to suit your personal taste and style.

The kitchen sits at the rear of the home and leads to a range of useful outbuildings, including utility and store rooms. These spaces present an excellent opportunity to extend the kitchen area, subject to planning permission, creating the potential for a stunning open-plan kitchen and dining space. Additionally, there is a downstairs WC for convenience and a tandem garage/workshop that offers both practicality and yet more scope for development, ideal for those seeking to add further



23, Braunston Road, Oakham
Approximate Gross Internal Area
231 Sq M/2487 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.

value or create a dedicated hobby or work area.

This property truly invites a project. It's ready to be lived in as you gradually make it your own, allowing you to modernise at your own pace while enjoying all the benefits of its generous layout, character features, and period charm.

Upstairs, the home continues to impress with four very good-sized double bedrooms, each offering ample space and natural light. A family bathroom and separate WC complete the first floor, maintaining convenience for family living.

Outside, the garden is beautiful, a generous plot that gives a sense of privacy and space rarely found so close to the town centre. Offering endless potential.

Location-wise, this home couldn't be better placed. Oakham is a vibrant and historic market town offering a wide range of local amenities, independent shops, cafés, and restaurants, all within easy walking distance. The town also benefits from excellent transport links and highly regarded schools, making it a perfect choice for families and commuters alike.

In summary, this property offers a rare opportunity to acquire a character-filled home in a prime Oakham location, ready to be transformed into your dream property. Whether you're looking to undertake a full renovation or prefer to update gradually while enjoying everything Oakham has to offer, this home presents endless potential and charm.

To view this property call Hurfords on: 01572 821777

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 01572 821777

 21 High Street East, Uppingham, OAKHAM, Leicestershire, LE15 9PY

 uppingham@hurfords.co.uk

 www.hurfords.co.uk



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