



**3 Weares Close, Morcott**

Oakham

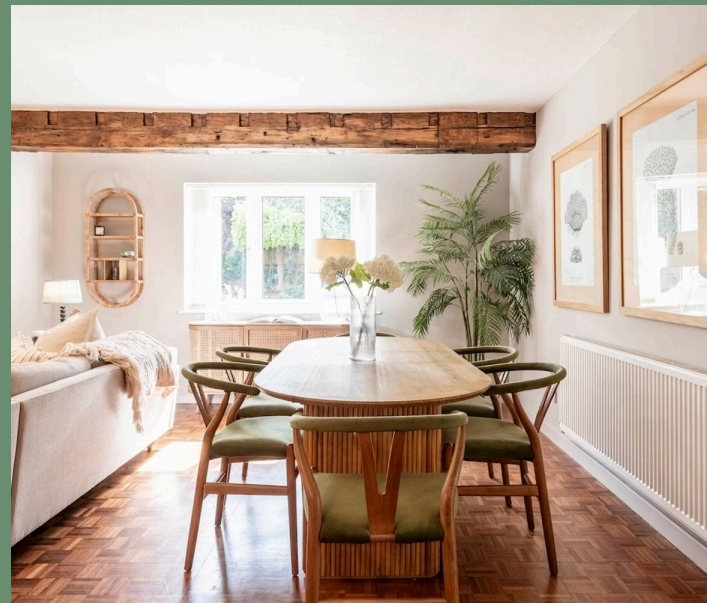
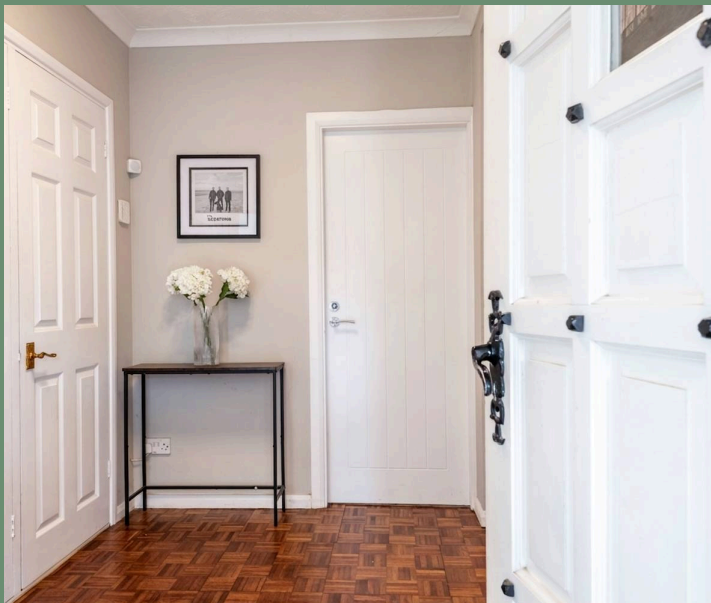
Guide Price **£650,000**



### Key features

- Well Presented 4 Bedroom Detached Home
- Quiet Cul-de-Sac Location
- Stunning Large Living & Dining Room with Wood Burning Stove
- Home Office
- Updated Family Bathroom & En-Suite with Porcelonosa Suites
- Beautifully Landscaped Garden to Front & Rear
- Large Garage with new Electric Door
- Full Planning to Extend to a 5 Bedroom Home - Planning Ref - 2022/0996/FUL
- Huge Opportunity to Add Further Value
- Chain Free Potential

Tucked away in a peaceful cul-de-sac, this well-presented four bedroom detached home offers a wonderful blend of style, comfort and opportunity for the discerning buyer. From the moment you step inside, the sense of space is immediately inviting, with a stunning, expansive living and dining room that becomes the heart of the home, complete with a charming wood burning stove perfect for cosy evenings or relaxed entertaining.



The kitchen is thoughtfully laid out and modern in design for both every-day living and hosting, while a dedicated home office provides a quiet retreat for work or study. A separate utility offers a space for white goods as well as a new combi gas boiler.

Each of the four bedrooms is light-filled and generously sized, with the principal suite enjoying the luxury of a recently updated en-suite featuring a sleek Porcelonosa suite, echoing the contemporary elegance found in the family bathroom which comprises of a free-standing bath, separate shower, W/C and floating basin.





Practicality is woven throughout the property, with a large garage boasting a brand new electric door, ample storage, and the convenience of chain free potential for a smooth move.

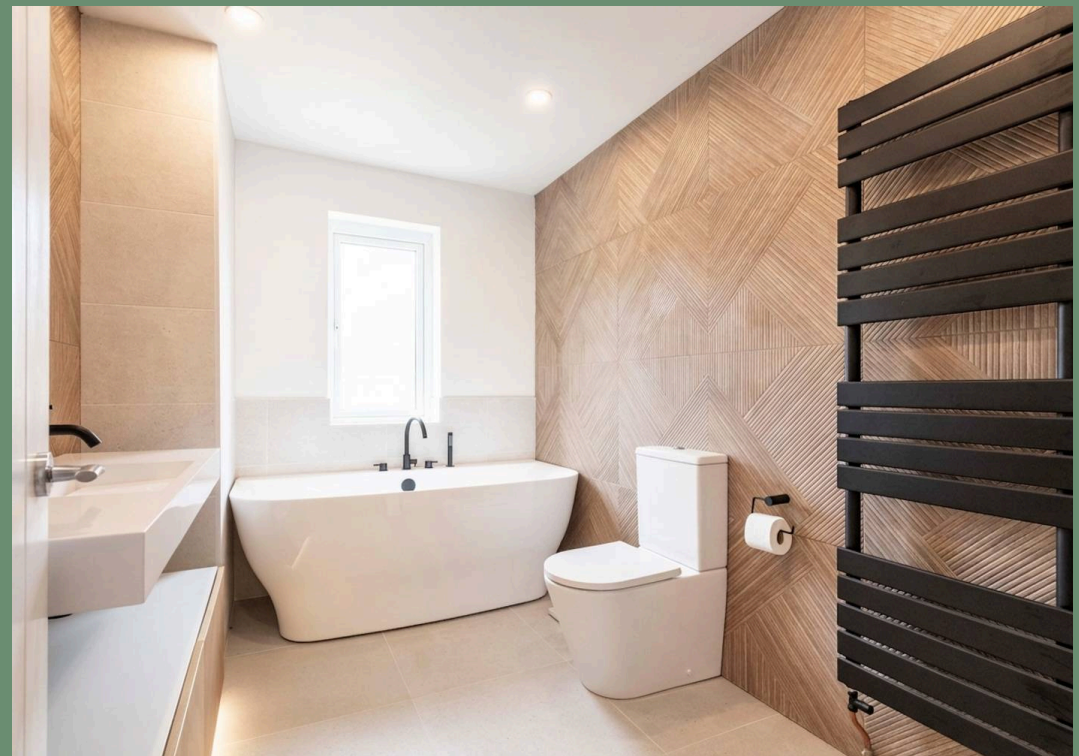
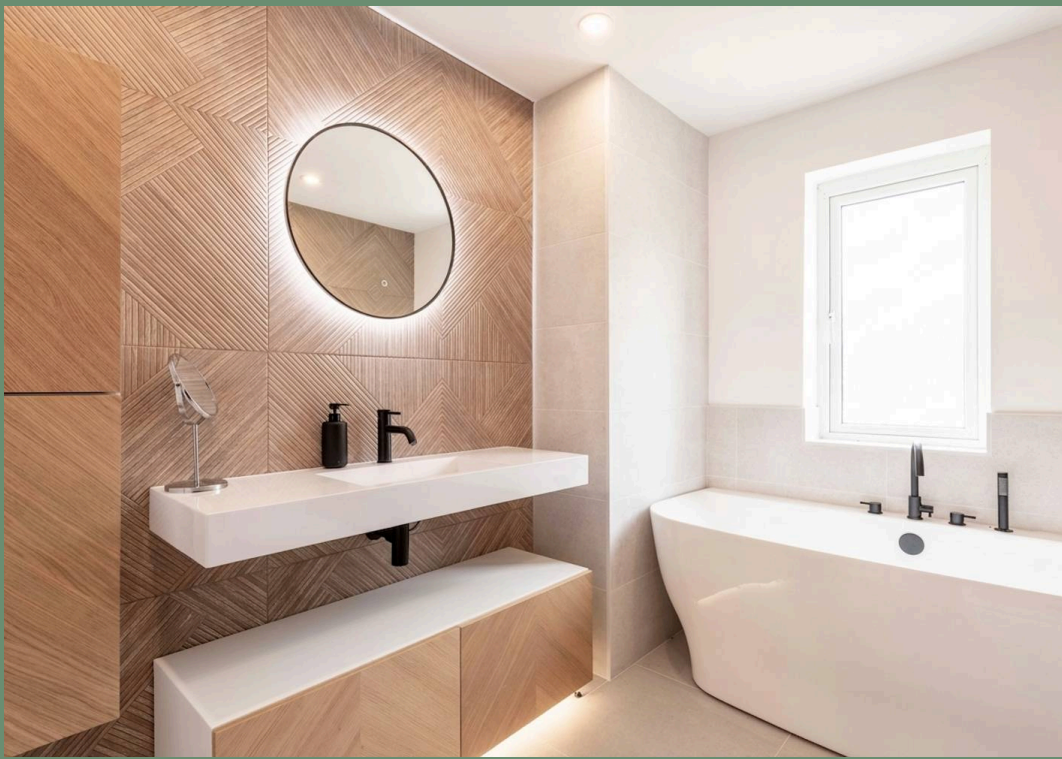
For those with an eye to the future, full planning permission (reference 2022/0996/FUL) is already in place to extend and create a five bedroom home, presenting a rare chance to tailor the property further and add significant value.

The beautifully landscaped gardens at the front and rear make a striking first impression, and the location itself is ideal for families or professionals seeking a quiet, friendly neighbourhood with easy access to local amenities.

This is a home that perfectly balances period charm and modern upgrades, offering both immediate comfort and exciting potential for those looking to make their mark.

EPC Rating: C





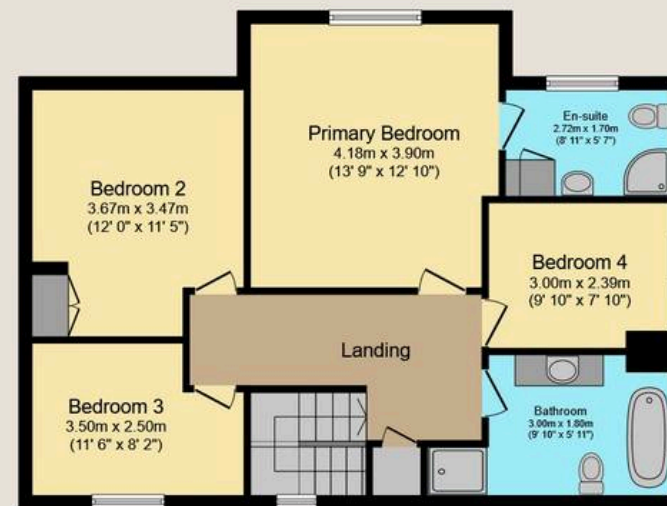


# 3 Weares Close, Morcott, Oakham, LE15 9DB



## Ground Floor

Floor area 145.1 sq.m. (1,562 sq.ft.)



## First Floor

Floor area 74.1 sq.m. (797 sq.ft.)

Total floor area: 219.2 sq.m. (2,360 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

