



124 Braunston Road, Oakham

In Excess of £290,000

 **NEWTON FALLOWELL**

124 Braunston Road

Oakham

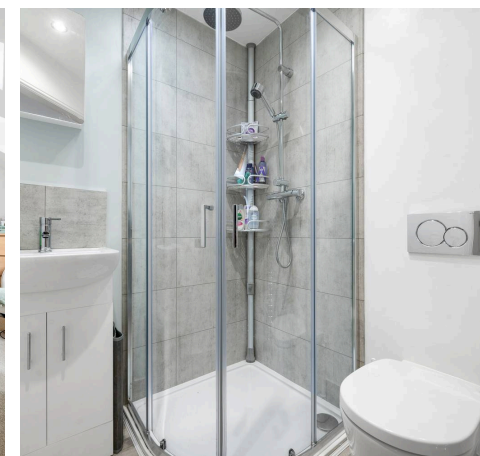
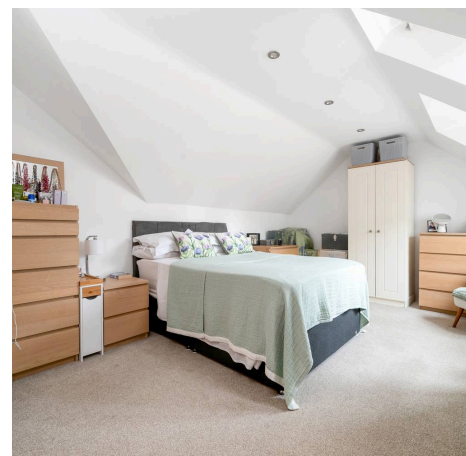
This immaculately presented three bedroom semi detached house offers a superb blend of modern living and comfort, set in a private and sought-after location near Oakham town centre.

Finished to an excellent standard throughout, the property boasts a contemporary interior featuring a spacious kitchen and dining room, filled with natural light and designed for both everyday living and entertaining. The kitchen, appointed with high quality fixtures and ample storage, creates a welcoming hub at the heart of the home. The generous lounge provides a relaxing retreat, while the ground floor also benefits from a practical layout that maximises space and functionality, as well as a downstairs wc.

Upstairs, there are three well-proportioned bedrooms, including two doubles, ensuring plenty of room for families or guests. The master bedroom features its own stylish en-suite shower room, in addition to a modern family bathroom serving the remaining bedrooms.

Additional features include two allocated parking space with access to an EV charging point, efficient double glazing, and a well-maintained interior that is ready to move into.

Located within easy reach of Oakham's excellent amenities, schools, and transport links, this property combines privacy with convenience, making it an ideal choice for those seeking a turnkey home in a desirable area. Whether you are looking for your next family home or a smart investment, this property delivers quality, comfort, and a modern lifestyle in a prime Rutland setting.





Kitchen / Dining Room
20' 4" x 15' 10" (6.19m x 4.83m)

Living Room
16' 5" x 12' 2" (5.00m x 3.70m)

Downstairs WC
5' 8" x 3' 5" (1.73m x 1.05m)

Bedroom One
17' 3" x 11' 1" (5.27m x 3.37m)

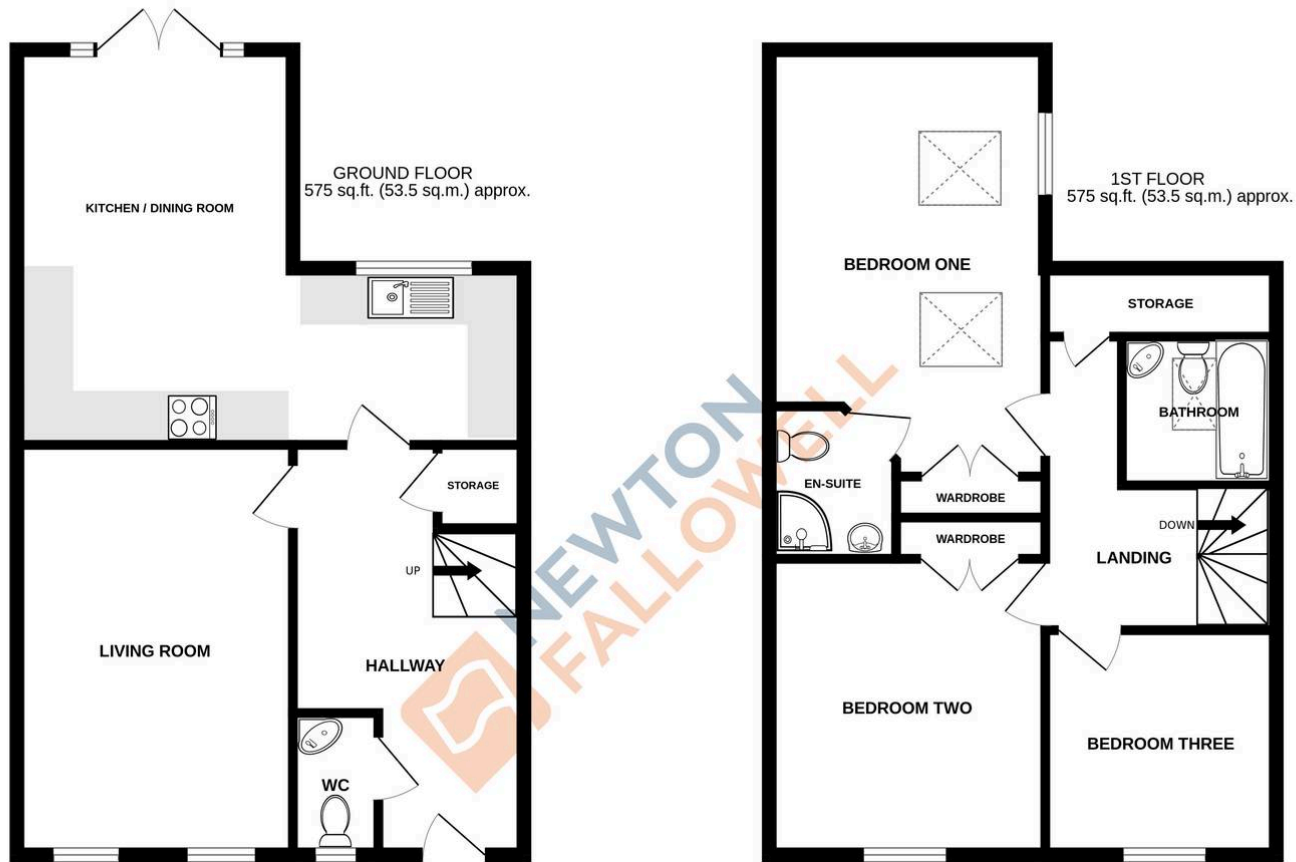
Bedroom Two
12' 0" x 11' 1" (3.66m x 3.38m)

Bedroom Three
9' 0" x 8' 10" (2.74m x 2.69m)

En-Suite
5' 9" x 5' 1" (1.75m x 1.54m)

Bathroom
6' 2" x 5' 11" (1.87m x 1.81m)





BRAUNSTON ROAD OAKHAM, LE15 6RU

TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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