



Huntsmans Drive, Oakham

Bedrooms: 1 | Bathrooms: 1

A well-presented one-bedroom bungalow for the over 55's, situated within the popular Azalea Mews at Rutland Care Village in Oakham. Offering comfortable, low-maintenance accommodation with a private patio garden, allocated parking and access to excellent on-site facilities including Brambles Social Centre, this is an ideal opportunity to enjoy secure and community-focused living close to the town centre.

- Over 55's mews-style bungalow
- Well-proportioned lounge with French doors to patio
- Spacious double bedroom
- Highly regarded Azalea Mews, Rutland Care Village
- Modern fitted kitchen with built-in oven & hob
- Contemporary walk-in shower room





Property Type: Semi-Detached Bungalow

Bedrooms: 1 | **Bathrooms:** 1

A well-presented one-bedroom mews-style bungalow, designed exclusively for the over 55's, forming part of the highly regarded Azalea Mews within Rutland Care Village and overlooking attractive communal gardens.

The property is entered via an entrance hall with emergency alarm cord and loft access, leading through to a generously proportioned lounge with wall light points and French doors opening onto a private patio garden, creating a light and comfortable main living space. The modern fitted kitchen offers a range of base and wall units with adjoining work surfaces, built-in electric oven and hob with extractor canopy, plumbing for a washing machine and space for additional appliances.

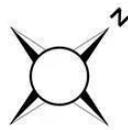
The bedroom is well-sized and benefits from two windows overlooking the rear garden area. A shower room comprises a walk-in shower, vanity wash hand basin and low-level WC, complemented by tiled splashbacks.

Externally, the property enjoys a small paved patio garden to the rear with gravelled borders, alongside an attractive frontage planted with ornamental grasses and lavender. There is an allocated extra-wide parking space, with additional communal visitor parking available.

Azalea Mews forms part of the thoughtfully designed Rutland Care Village development, located within easy reach of Oakham town centre, the Health Centre and cottage hospital.

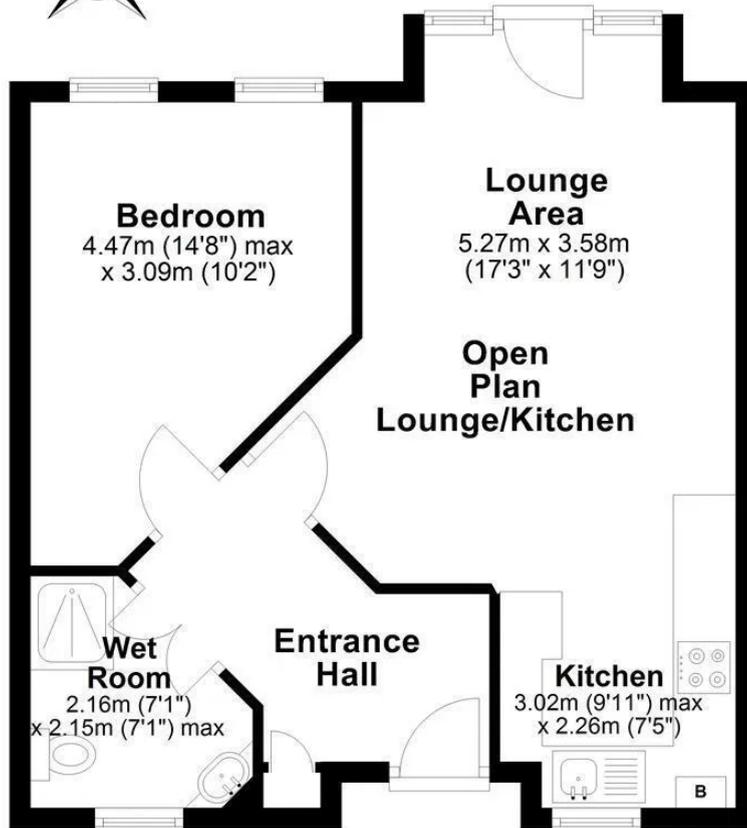
The development is built to an energy-efficient standard and offers a secure living environment, benefitting from fire and smoke detection systems together with a 24/7 call system for added peace of mind.

At the heart of the development lies Brambles Social Centre, open seven days a week and providing residents with a welcoming social environment, activities and dining options, creating a true community atmosphere within a convenient town setting. An excellent opportunity to acquire a comfortable, low-maintenance home within a popular and well-managed retirement complex close to the centre of Oakham.



Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 46.5 sq. metres (501.0 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To book a viewing call our area experts:

- Moores Property Hub 01572 757979
- Moores Move to the Country 02030 111361
- Melton 01664 491610
- Uppingham 01572 821935
- Stamford 01780 484555
- Grantham Meet & Greet 01476 855618
- Peterborough Meet & Greet 01733 788888
- A1 Meet & Greet Stoke Rochford

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise, 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.