



Snowdon Avenue, Oakham, LE15 6PL

Offers Over **£235,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This superbly presented three-bedroom home has been comprehensively renovated by the current vendor to a high standard, offering stylish and modern living throughout.

- Three Bedroom Terrace Property
- Modern Fitted Kitchen Diner
- Great Sized Bedrooms
- Gravelled Garden To The Front, Ideal for Parking
- Close To Local Schools and Amenties
- Renovated Throughout To Include A Full Re Wire
- Stylish Main Shower Room And Separate Toilet
- Private Garden To The Rear Mainly Laid To Lawn
- Single Garage





Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This superbly presented three-bedroom home has been comprehensively renovated by the current vendor to a high standard, offering stylish and modern living throughout.

The property benefits from a full rewire, a brand-new contemporary kitchen, and a stunning refitted bathroom, alongside fresh décor and flooring across the entire home—making it truly ready to move into.

The ground floor features a bright and spacious living room fitted with engineered wood flooring, perfect for relaxing or entertaining, alongside a separate dining room that opens seamlessly into the modern kitchen. The kitchen itself is well-designed with ample storage and workspace, finished with sleek cabinetry, walk in Larder and integrated appliances. A convenient ground floor WC adds further practicality.

Upstairs, there are three well-proportioned bedrooms and a beautifully updated bathroom with modern fittings and a clean, contemporary finish, and separate WC.

Externally, the property boasts a private rear garden, ideal for outdoor dining and family use, as well as outside storage. To the front, there is a gravelled garden ideal for parking and a single garage.

This is an ideal home for buyers seeking a turnkey property with no work required, combining modern upgrades with comfortable family living.

Oakham is an attractive and historic market town with a full range of facilities including individual shops, supermarkets, coffee shops, eating places, a library, museum and the usual sports facilities. There are 2 markets in the week held on Wednesdays and Saturdays plus a monthly farmer's market. There is excellent primary and secondary education within the town and also independent schools. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering with good road links including the A1 and A47, the town also has a train station with rail links to major cities including London. Nearby Rutland Water is renowned for its sporting activities including cycling, walking, sailing, fishing and bird watching.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

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