



Hurfords

Braunston Road, Oakham Freehold Offers in Excess Of: £200,000

# Key Features



- Charming two-bedroom end-terrace home
- Walking distance to Oakham town centre
- Character features including open fireplaces
- Two spacious reception rooms
- Generous rear garden with patio and lawn

Oakham is a thriving and picturesque market town renowned for its excellent range of amenities, including independent boutiques, cafés, restaurants, traditional pubs, highly regarded schooling, regular markets and convenient rail links connecting to Peterborough, Leicester, Birmingham and beyond. The town also enjoys close proximity to Rutland Water.

The property is discreetly accessed via a shared alleyway leading to a secure side entrance, creating a private and secluded approach. Upon entering, a small entrance hall provides useful under-stair storage. To the left is a cosy sitting room centred around an attractive open fireplace, while to the opposite side of the hall is a characterful dining room featuring original built-in storage and plenty of space for entertaining.



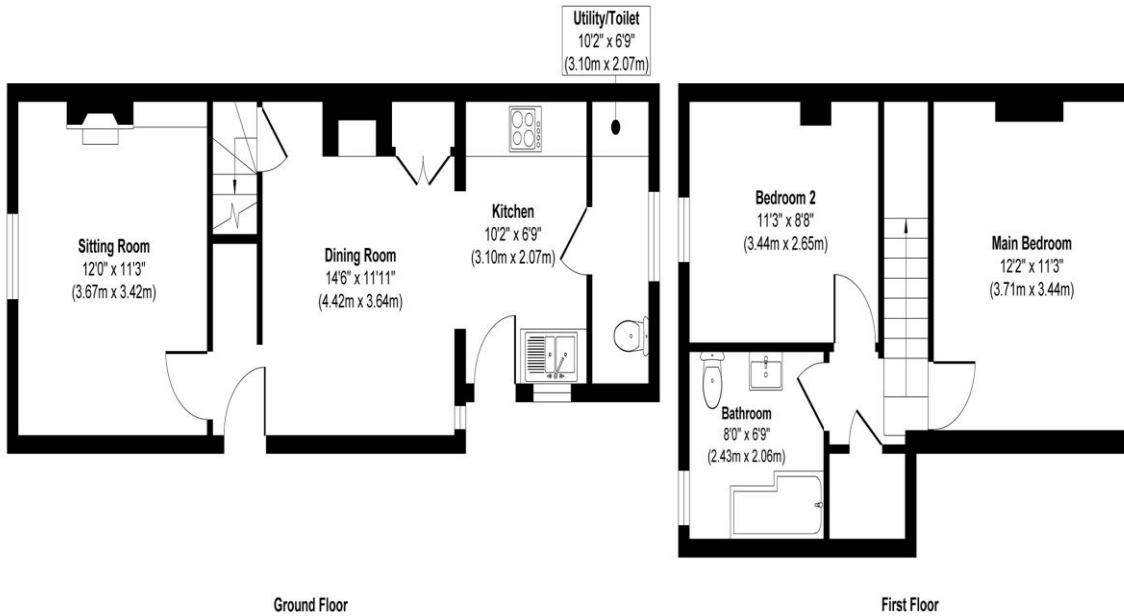
Beyond the dining room lies the fitted kitchen, which in turn leads to a useful utility area and ground floor WC. A door from the kitchen opens onto the generous rear garden, which enjoys a patio seating area alongside a lawned section, providing an excellent space for outdoor dining, gardening or simply relaxing.

Stairs rise from the dining room to the first-floor landing, where there is the added benefit of a large storage cupboard used currently as extra wardrobe space! There are two particularly well-proportioned bedrooms, both offering comfortable accommodation, together with a family bathroom completing the first-floor layout.

Beautifully presented throughout and offered to the market with no onward chain, this delightful home combines character features with practical living in a highly desirable Oakham location. Early viewing is highly recommended to fully appreciate all that this charming property has to offer.



Braunston Road, Oakham LE15 6LE  
Approximate Gross Internal Area  
Total = 788 Sq Ft / 73 Sq M



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

# Selling your property?

Contact us to arrange a FREE home valuation.

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