



## Deans Street, Oakham

Offers Over **£245,000**

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Ideally located right in the heart of the town centre, this attractive and well-presented home offers the perfect blend of character, convenience, and comfortable living. Situated just a short walk from the train station, the property is ideal for commuters and those seeking easy access to local amenities, shops, and restaurants.

- Two Bedroom Terraced Property
- Character Features To Include Log Burner In The Living Room
- Separate Dining Room
- Generous Sized Bedrooms
- Modern Fitted Shower Room
- South Facing Garden
- Parking Permits Available For Approx £65 Per Year
- Town Centre Locations - Only Minutes Walk To Train Station

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**Property Type:** Terraced House

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

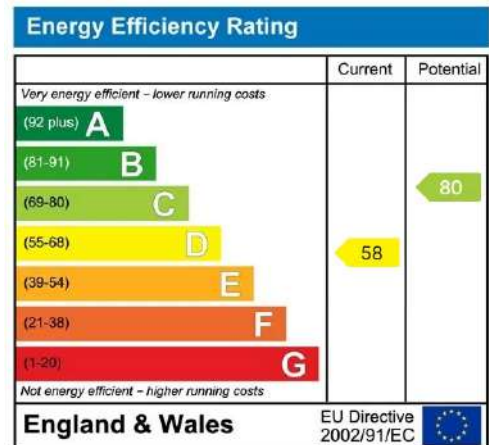
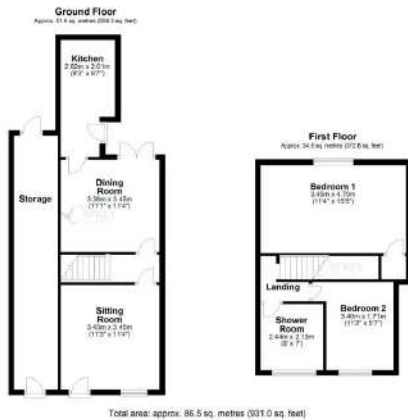
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The ground floor comprises a welcoming living room with a cosy feel, leading through to a separate dining room—perfect for entertaining or family meals. The kitchen is positioned to the rear and offers a practical layout with good storage and workspace, with access out to the garden. Upstairs, the property features two well-proportioned bedrooms, both filled with natural light, along with a modern shower room finished in a clean and contemporary style.

Externally, the home benefits from a beautifully maintained south-facing rear garden, providing a private and sunny outdoor space ideal for relaxing or hosting. To the front and nearby, on-street permit parking is available at approximately £65 per year, offering convenient and affordable parking.

This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a characterful home in a prime central location.

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.



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