



31 Plover Close, Oakham

In Excess of £200,000

 **NEWTON FALLOWELL**

31 Plover Close

Oakham

This three bedroom semi-detached house offers a fantastic opportunity for first-time buyers and investors, situated in a convenient Oakham location with excellent commuter access.

The property is offered with no onward chain and features two spacious double bedrooms and a comfortable third bedroom, making it ideal for families or those seeking versatile space for a home office. The welcoming living area flows seamlessly into a bright kitchen / breakfast room, which benefits from direct access to the rear garden - perfect for both everyday living and entertaining guests.

The property boasts a front and rear garden, both of which offer excellent privacy, creating a tranquil setting for relaxation and outdoor activities. The rear garden is particularly appealing, providing ample space for children to play or for al fresco dining in the warmer months.

Off-street parking for one vehicle is available at the front of the house, ensuring convenience for residents and visitors alike. This home combines practical features with a peaceful outdoor environment, making it a superb choice for those looking to settle in a sought-after Oakham neighbourhood.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

12' 2" x 3' 11" (3.71m x 1.20m)

Living Room

16' 0" x 10' 6" (4.87m x 3.19m)

Kitchen/Breakfast Room

13' 9" x 9' 2" (4.18m x 2.79m)

Storage

3' 11" x 3' 10" (1.20m x 1.16m)

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom Two

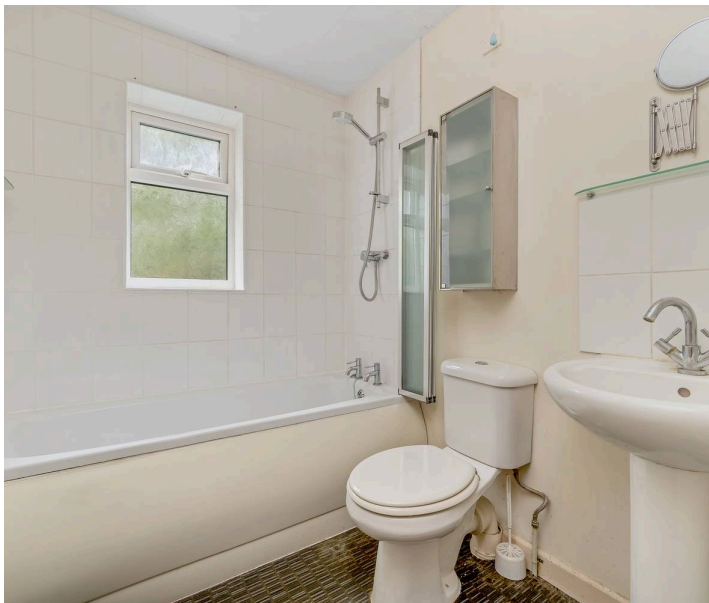
10' 3" x 6' 10" (3.12m x 2.09m)

Bedroom Three

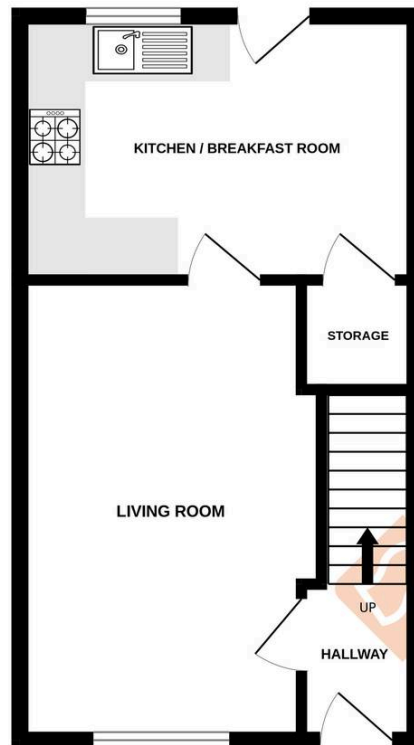
7' 0" x 6' 10" (2.13m x 2.09m)

Bathroom

6' 10" x 5' 9" (2.09m x 1.75m)



GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



PLOVER CLOSE, OAKHAM, LE15 6BE

TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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