



24 Deans Street, Oakham
£240,000

 **NEWTON FALLOWELL**

24 Deans Street

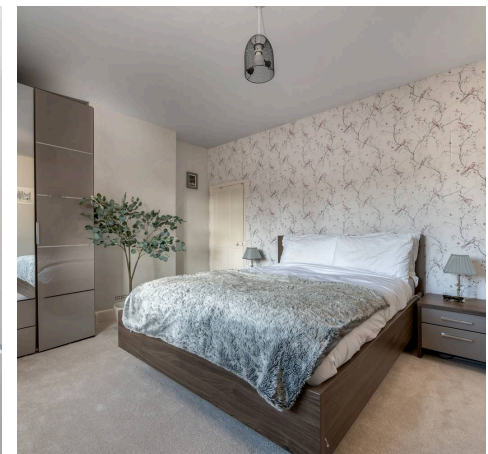
Oakham

This beautifully presented two-bedroom Victorian terraced house enjoys an enviable position in the heart of central Oakham, offering an ideal opportunity for first-time buyers or those seeking a stylish and low-maintenance home. The property has been thoughtfully updated to combine period character with modern convenience. Featuring recent decoration and new carpets, the updates have resulted in a space that feels both welcoming and contemporary.

Upon entering, guests are greeted by a bright and airy living area, featuring tasteful décor and ample natural light. The kitchen is fitted with sleek units and integrated appliances, providing a practical and attractive setting for daily life or entertaining guests. Upstairs, two excellent bedrooms offer flexibility, with one room perfectly suited as a comfortable home office or guest space. Throughout the home, immaculate finishes and clever storage solutions ensure every inch is both functional and inviting. With its sought-after location just moments from Oakham's vibrant town centre, this property places shops, cafés, and amenities right on your doorstep, making it a perfect base for modern living.

To the rear of the property, a privately accessed, landscaped, south-facing garden, offers a private and tranquil outdoor retreat, ideal for relaxing or alfresco dining. The low-maintenance design incorporates attractive paving and established planting, creating a charming space to enjoy throughout the seasons. Practicality is further enhanced by secure storage options, perfect for bicycles or gardening tools, ensuring outdoor living remains clutter-free.

Residents can apply for a residents' parking permit, providing convenient on-street parking nearby and enhancing the appeal of this characterful home, offering comfort and convenience in this central Oakham location.





Living Room

11' 4" x 11' 3" (3.45m x 3.43m)

Dining Room

11' 4" x 11' 1" (3.45m x 3.38m)

Kitchen

13' 5" x 6' 7" (4.08m x 2.01m)

Bedroom One

15' 5" x 11' 4" (4.70m x 3.45m)

Bedroom Two

11' 2" x 5' 7" (3.40m x 1.71m)

Shower Room

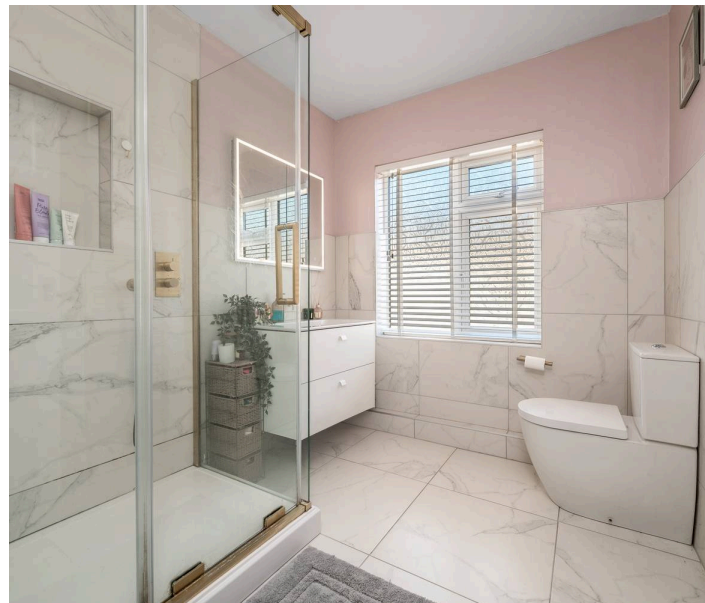
8' 0" x 7' 0" (2.44m x 2.13m)

Council Tax band: B

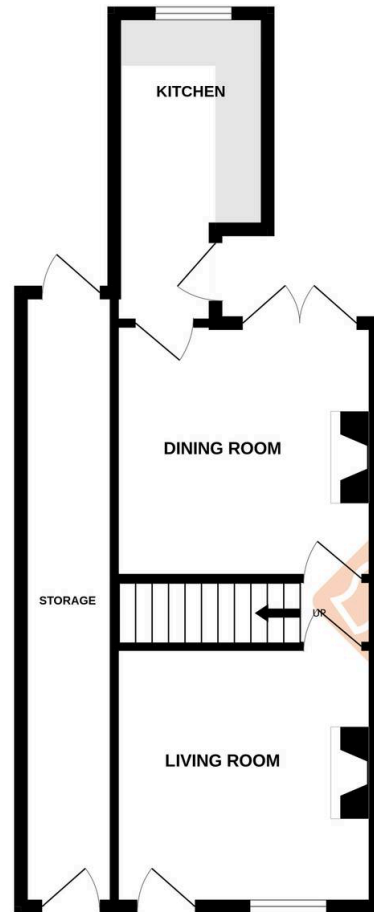
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



DEANS STREET, OAKHAM, LE15 6AF

TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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