



Offers Over £310,000 | Freehold

Coleridge Way, Oakham, LE15 6GA





Key Features & Description

- Guide Price £310,000 - £325,000
- Modern Home
- Detached
- Easy access to Oakham Schools
- Dining Kitchen
- Principal Bedroom with En-Suite
- Three Further Bedrooms
- Single Garage
- EPC Rating C | Council Tax Band D

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Situated on a highly desirable residential estate with convenient access to Oakham's excellent schools and town centre, this modern four-bedroom detached home offers well-balanced accommodation ideal for family living.

The property is entered via a welcoming entrance hall, leading to a spacious living room featuring an attractive bay window that fills the room with natural light. To the rear, the well-appointed dining kitchen provides an excellent space for both everyday family life and entertaining, while a convenient ground-floor WC completes the accommodation on this level.

The first-floor landing gives access to four bedrooms, including a generous principal bedroom with en-suite shower room. There are two further well-proportioned double bedrooms and a good-sized single bedroom, offering flexibility for family members, guests, or home working.

Externally, the property benefits from a versatile carport with up-and-over garage doors at either end, providing secure covered parking and useful storage space. The home enjoys a pleasant position within this popular development, making it an excellent choice for families and professionals alike.

TOWN LIFE

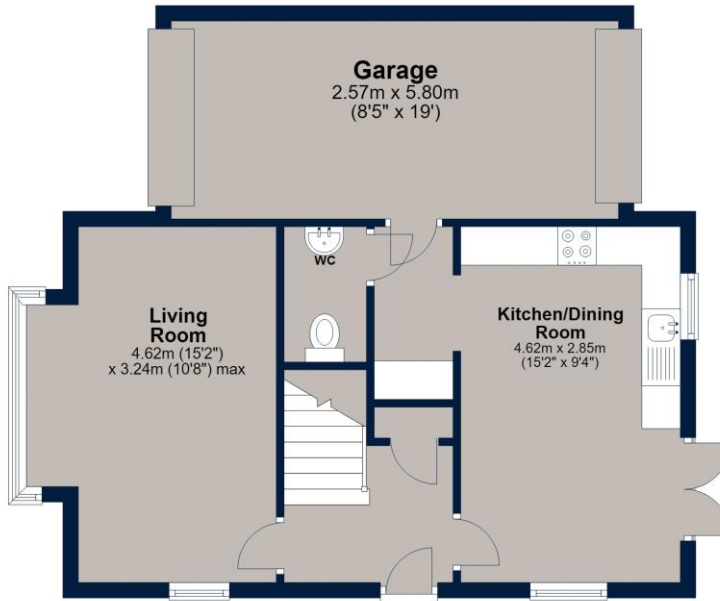
Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities





Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)
(excluding unnamed room)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)
(excluding Balcony)



Total area: approx. 98.5 sq. metres (1060.6 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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