



SPREY
PROPERTY

Springfield Way, Oakham
Asking Price Of £375,000



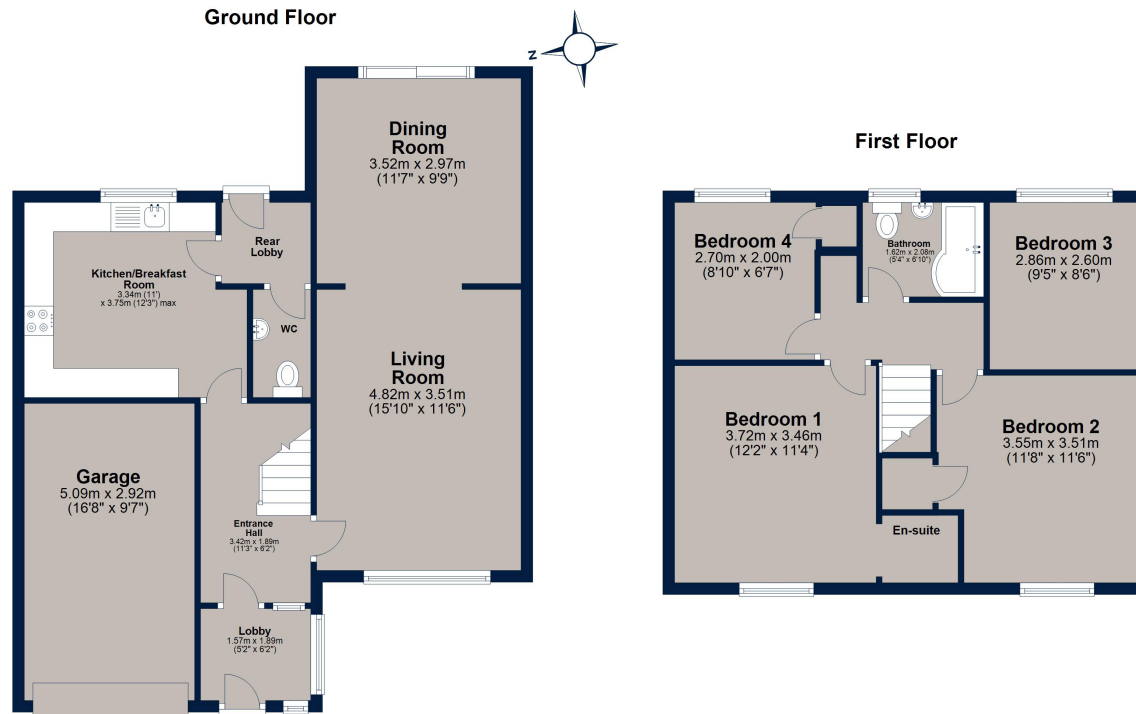
Set within a desirable and quiet development within a short walk to Oakham Town centre, this modern and spacious family home offering well-proportioned accommodation throughout including two reception rooms, four generous bedrooms, a family bathroom and a separate ensuite shower. This eye-catching home offers scope to further enhance and improve, if required. Positioned on a plot with driveway parking, an integral single garage and a private rear garden. As you approach the property from the front, the covered porch leads you through the front door and into the light and airy entrance hallway with stairs leading to the first-floor landing. The living room is positioned at the front of the property and overlooking the front garden and arch way leading into the dining room which has views over the rear garden. The kitchen has been fitted with a range of wall and base units. The downstairs WC completes the ground floor. From the first-floor landing, you have four spacious bedrooms, described as three double bedrooms and a large single bedroom, which is currently used as a study. The principal bedrooms' ensuite. The first floor is completed by the modern three-piece family bathroom. The property is positioned on a generous plot and has a well-maintained front garden with low-level shrubs. There is driveway parking along with access to the integral single garage. Gated access leads around to the rear garden where you find a low maintenance and easy-to-maintain space, mainly laid to lawn with a large patio area, with a good degree of privacy.

TENURE: Freehold
EPC: C
COUNCIL TAX: D
All Mains Connected





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Total area: approx. 122.7 sq. metres (1321.2 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
Plan produced using PlanUp.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements