



West Road, Oakham  
£295,000



Discover the perfect fusion of modern industrial chic and charming period details in this exceptional two-bedroom mid-terrace house. Sympathetically extended and finished to an exacting standard, the property features a desirable open-plan living area and a luxurious en-suite to the principal bedroom. Adding to the convenience, the property also benefits from a downstairs shower room.

Enjoy the best of both worlds with this centrally located home. Oakham's amenities and train station are within easy walking distance, while the recreation ground is just moments away, offering an enviable balance of convenience and recreation.

Step inside to find a welcoming living room, where an original open fire creates a cosy ambience. The true highlight lies at the rear, where a 2018 extension has created a spectacular open-plan living space. Bathed in natural light from a vaulted skylight, exposed steelwork and industrial-style electrics create a striking aesthetic, complemented by the inviting warmth of a log burner set within exposed brick.

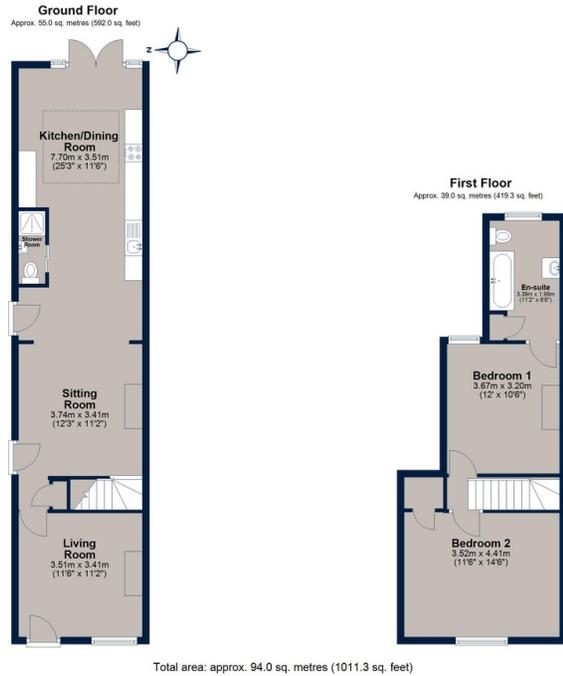
The first floor comprises two well-appointed bedrooms accessed from a central landing. The front bedroom offers ample space, while the principal bedroom is a true retreat, featuring a substantial en-suite bathroom with both a bathtub and shower.

Externally there is a well-maintained treasure trove of a garden, starting with a raised seating area and stretching back to reveal an insulated summer house, complete with electrics. There is also off-road parking for multiple vehicles.





# West Road, Oakham



Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Stunning Oakham two-bed terrace blending modern industrial chic with period charm. Enjoy open-plan living, en-suite, and a prime central location near the station & recreation ground. A truly captivating home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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