



 **SPREY** Woodland View, Oakham
PROPERTY Asking Price Of £300,000



A well-presented, four-bedroom home, close to Oakham town centre and schools. The property accommodates living room, dining, breakfast/kitchen, Downstairs W/C. At the front of the property, it offers off road parking and garage, to the rear there is a large garden.

Upon entering the property, you arrive in the hallway with doors to the living room, kitchen and the stairs which leads to the first floor. The living room area is a perfect family space, opening into the dining room and a bay window to the front with French doors to the rear creating a bright, spacious room. The breakfast kitchen comprises of both wall and base units along with space for a range style cooker and white goods. To complete the ground floor there is a cloakroom w/c.

To the first floor, the property provides three spacious double bedrooms and a single. The principal bedroom benefits from an en-suite shower room and dressing area and bedroom two benefits from built in wardrobes.

The house also offers off road parking to the front with room for three vehicles and access to the garage. To rear there is a large garden mainly laid to lawn surrounded by hedging and fencing.

TENURE: Freehold

All Mains Attached

EPC: TBC

COUNCIL TAX: B



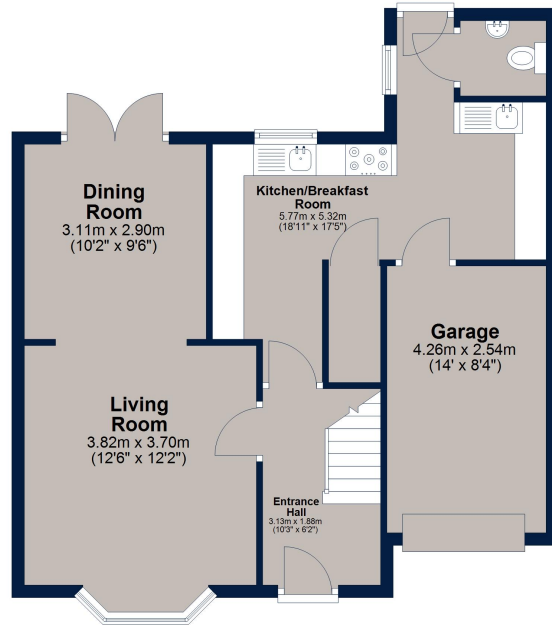


Woodland View, Oakham

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.

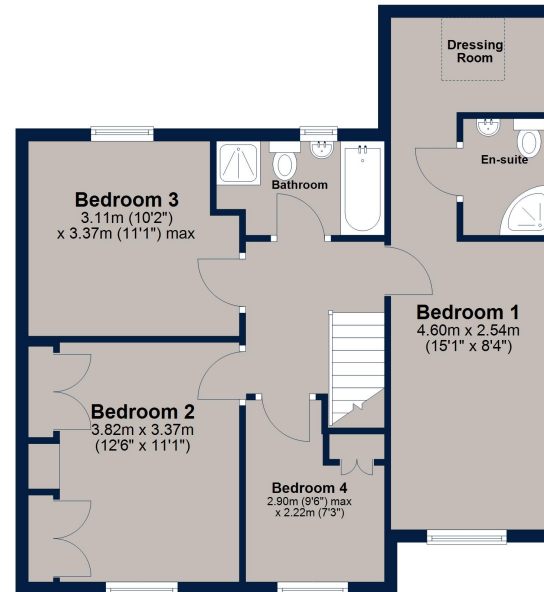
Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

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

EPC TBC



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