



Ryefield, Oakham
Offers Over £430,000



Nestled in a quiet residential area within the highly sought-after market town of Oakham, this well-proportioned four-bedroom detached home offers the perfect balance of peaceful surroundings and convenient access to the town centre.

Set back from the road, the property benefits from ample off-road parking for several vehicles, along with a detached garage. To the rear, a generous lawned garden with mature trees provides a lovely private space ideal for families, entertaining, or simply enjoying the outdoors.

Inside, the home offers a spacious and well-planned layout. The central entrance hall provides access to the main living areas, including a bright study-perfect for working from home-and a downstairs WC. The living room connects to the dining room via stylish bifold doors, allowing for open-plan living when desired, or a more separate space for entertaining. A separate utility room with external access adds further practicality.

Upstairs, a galleried landing leads to four comfortable bedrooms. The principal bedroom boasts an en-suite shower room, while two of the bedrooms benefit from built-in wardrobes. A modern three-piece family bathroom serves the remaining bedrooms.

This superb family home is ideal for those looking to settle in a vibrant market town with excellent local amenities, schools, and transport links-all within easy reach.

Tenure: Freehold

All Mains Services Connected

Council Tax: Band E

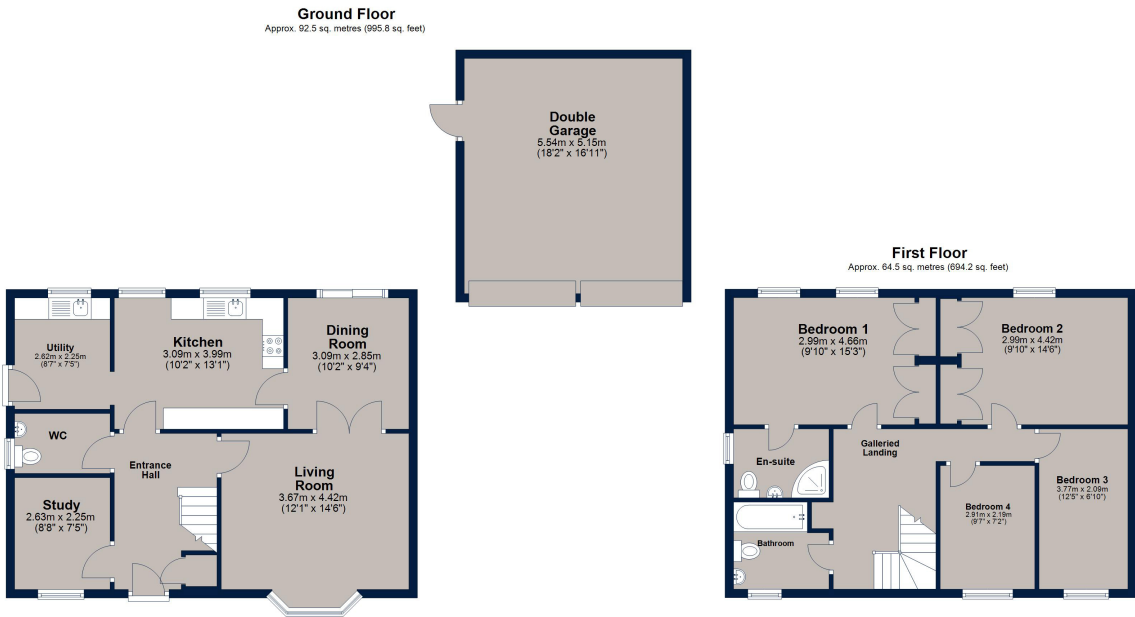
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Ryefield, Oakham

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.



Total area: approx. 157.0 sq. metres (1690.0 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 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