



Asking Price £250,000 | Freehold

New Street, Oakham, Rutland, LE15 6BA





## Key Features & Description

- Four Bedroom Terrace Home
- Bedroom & Shower Room to the Ground Floor
- Open Plan Living/Dining Room
- Family Bathroom to the First Floor
- Gas Central Heating
- Flexible Accommodation
- Close to Oakham Town Centre
- Permit Parking\*
- EPC Rating E
- Council Tax Band B

A beautifully refurbished and extended one-off four bedroom, end terrace home, blending characterful original features with flexible modern living accommodation.

The property offers versatile space arranged over two floors and briefly comprises: an entrance hall, an impressive open plan living/dining room, kitchen, rear lobby, ground floor bedroom and shower room. To the first floor is a landing leading to two double bedrooms, a good-sized single bedroom, and a family bathroom.

Outside, the property benefits from an enclosed rear courtyard with side gated access. Permit parking can be available directly outside the property via Rutland County Council.

Further benefits include retained period features, adaptable accommodation ideal for multi-generational living or home working, and a thoughtfully designed extension enhancing both space and practicality.

### TOWN LIFE

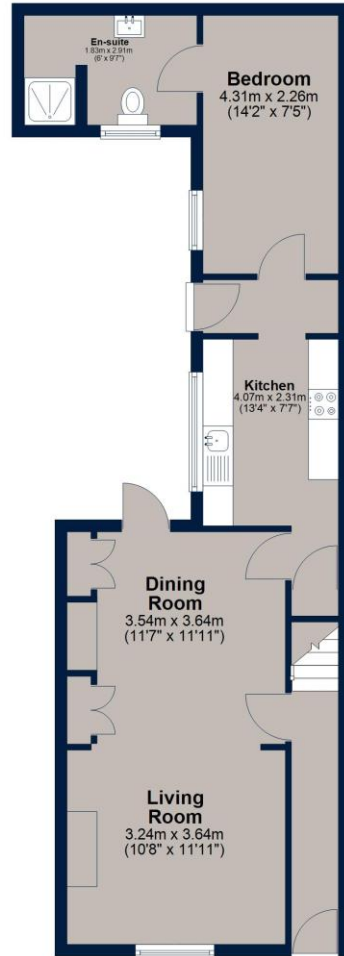
Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as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





### Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 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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#### Important Notice

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