



Guide Price £575,000 | Freehold  
Buckingham Road, Oakham, LE15 6RX





## Buckingham Road, LE15 6RX

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- Multifunctional Living
  - Five Bedrooms
  - Three Shower Rooms & Family Bathroom
  - Annexe Accommodation
  - Over 2100sq ft
  - Dining Kitchen
  - Three Further Reception Rooms
  - Mature Garden
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Situated within easy reach of Catmose Primary School and the town centre, this spacious and well-presented detached family home offers flexible and multifunctional living accommodation, including a self-contained ground floor annexe, making it ideal for extended family living, guest accommodation, or those working from home.

The attached annexe comprises a comfortable living room with bi-fold doors opening onto the rear garden, a fitted kitchen, wet room, and double bedroom, providing independent yet connected living space.

The main house is entered via an entrance lobby leading to a welcoming entrance hall. At the heart of the home is a generous kitchen/dining room with space for a range-style cooker, creating an ideal setting for family life and entertaining. Additional ground floor accommodation includes a utility room, shower room, spacious living room featuring an attractive open fire, and a separate study.

To the first floor, the principal bedroom benefits from an en-suite shower room, complemented by two further double bedrooms, a good-sized single or small double bedroom, and a family bathroom.









Externally, the property enjoys a driveway to the front providing parking for several vehicles. To the rear is a substantial mature enclosed garden, thoughtfully divided into a variety of seating and entertaining areas, with established shrubs and trees creating a private and attractive setting. A summer house further enhances the outdoor space.

This exceptional home combines generous family accommodation with the added benefit of a versatile annexe, offering a rare opportunity for adaptable modern living in a convenient location close to local amenities, schools, and the town centre.

Tenure: Freehold

All mains' services

Council Tax Band: E (main house), Band A for Annexe

EPC Rating: C

#### TOWN LIFE

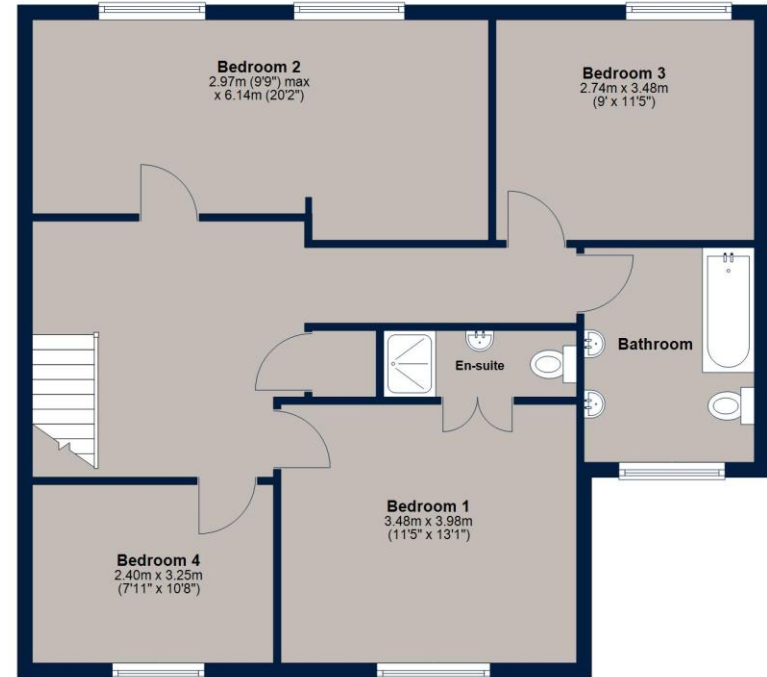
Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as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



**Ground Floor**  
 Approx. 125.6 sq. metres (1351.6 sq. feet)



**First Floor**  
 Approx. 77.3 sq. metres (832.2 sq. feet)



Total area: approx. 202.9 sq. metres (2183.8 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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## Key Information

Local Authority: Rutland County

Council Tax Band: E

Tenure: Freehold

EPC Rating: C



### **Osprey Oakham Sales**

4 Burley Road, Oakham

Rutland

LE15 6DH

**T: 01572 756675**

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