



Asking Price £200,000 | Freehold

Long Row, Oakham LE15 6LN







## Key Features & Description

- Two Bedroom Cottage
- Close to Town Centre
- Two Reception Rooms
- Dining Room with Feature Fireplace
- Double Glazed and Gas Central Heating
- Courtyard Garden
- Available with No forward Chain
- EPC Rating D | Council Tax Band A

This delightful cottage built in 1912, welcomes you through an entrance hall with stairs to the first floor, opening into a spacious living room and separate dining room complete with an attractive open fireplace, creating a warm and homely atmosphere. The contemporary fitted kitchen offers modern convenience with sleek finishes and a practical layout.

Upstairs, bedroom one benefits from built-in cupboards, while bedroom two provides a comfortable additional space, ideal for family, guests, or a home office. The accommodation is completed by a well-presented family bathroom.

Outside, the home enjoys a small courtyard area to the front and an easily maintained rear garden, featuring a wooden shed for additional storage.

Ideally located close to Oakham town, the property offers easy access to a wide range of amenities, shops, cafés, and transport links, as well as excellent schooling options, making it a superb choice for families, first-time buyers, or investors.







## Ground Floor



## First Floor



Total area: approx. 73.6 sq. metres (792.0 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  
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### Important Notice

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