



Offers Over £185,000 | Freehold

Long Row, Oakham LE15 6LN





## Key Features & Description

- Two Bedroom Cottage
- Close to Town Centre
- Two Reception Rooms
- Dining Room with Feature Fireplace
- First Floor Bathroom
- 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  
Plan produced using PlanUp.



### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.