



Guide Price £630,000 | Freehold  
Alsthorpe Road, Oakham LE15 6FD





## Alsthorpe Road, Oakham LE15 6FD

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- Four Bedroom Detached
  - Sought After Location
  - Refitted Kitchen/diner
  - Corner Plot
  - Two Reception Rooms
  - Ensuite and Dressing Room to Principal Bedroom
  - Double Garage
- 



An exceptional four-bedroom detached residence, occupying a prime position within the highly desirable area of Oakham, offering beautifully presented and thoughtfully upgraded kitchen and scope for further cosmetic improvements.

The property is entered via a welcoming and spacious entrance hall, setting the tone for the quality within. The generous living room provides an elegant yet comfortable setting, seamlessly flowing into a defined dining area—perfect for both everyday living and formal entertaining.

At the heart of the home lies the impressive, refitted dining kitchen, expertly designed to combine style and practicality. This contemporary space is enhanced by a charming bay window overlooking the rear garden, allowing for an abundance of natural light. High-specification features include an integrated wine fridge and a Quooker tap, adding both convenience and a touch of luxury. A separate utility room offers additional storage and workspace, while a downstairs W/C adds to the home's practicality. A versatile study, currently utilised as a home gym, provides flexible accommodation to suit a variety of needs.

To the first floor, a spacious landing leads to the well-appointed principal bedroom suite, complete with a dressing area and a private en-suite shower room, creating a relaxing retreat. Three further generously proportioned bedrooms offer ample space for family or guests along with a family bathroom.



 SPREY  
PROPERTY





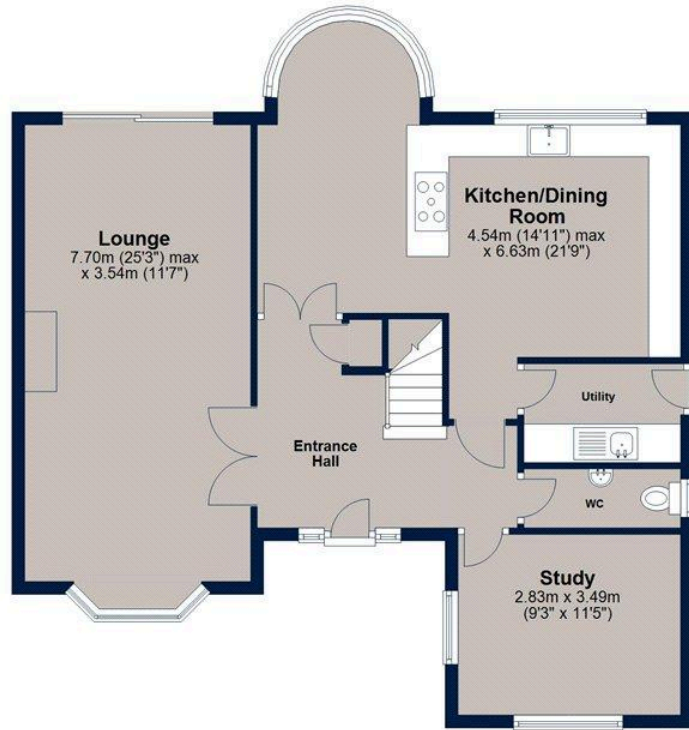
 SPREY  
PROPERTY

Externally, the property continues to impress. A substantial driveway provides ample off-road parking for multiple vehicles and leads to a double garage, benefitting from the convenience of electric doors. The rear garden is of an excellent size, predominantly laid to lawn and bordered by mature shrubs, offering both privacy and a pleasant outlook. Fully enclosed, the garden provides a and tranquil outdoor environment, ideal for families and outdoor entertaining.



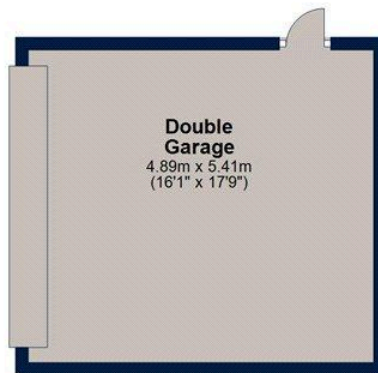
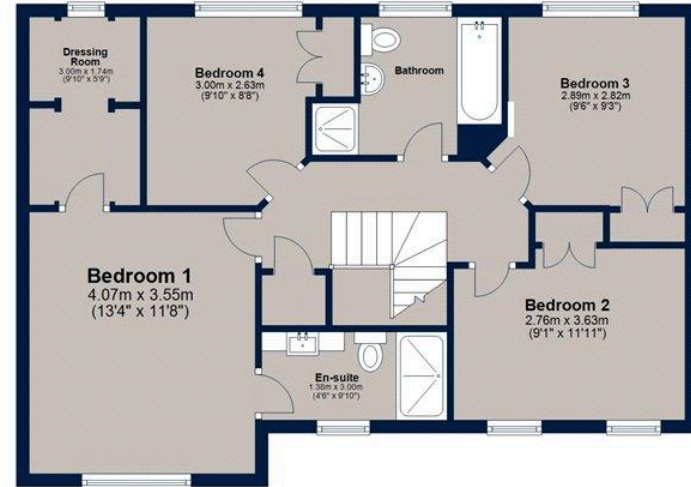
### Ground Floor

Approx. 108.2 sq. metres (1164.4 sq. feet)



### First Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 176.2 sq. metres (1896.4 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](http://www.m-photo.pro)  
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## Key Information

Local Authority

Rutland County Council

Council Tax

Band = F

Tenure

Freehold

EPC

Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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