



Asking Price £650,000 | Freehold  
Witchley Close, Oakham, LE15 6FZ





## Witchley Close, Oakham, LE15 6FZ

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- Situated within a private cul-de-sac
  - Five impressive bedrooms
  - Two bedrooms with en-suite facilities
  - Planning permission for loft conversion
  - Spacious open-plan kitchen/dining room ideal for modern living
  - Separate utility room with access to double garage
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Situated within an exclusive cul-de-sac, this impressive five-bedroom detached residence offers generous and highly versatile living space, along with the added advantage of approved planning permission for a loft conversion—providing excellent scope to further enhance an already substantial home.

The property opens into a welcoming entrance hall with a convenient ground floor W/C.

At the heart of the home lies a spacious kitchen/dining room, perfectly suited to modern family living and entertaining, complemented by a separate utility room with direct access to the double garage.

Further ground floor accommodation includes a formal dining room and a well-proportioned living room, both offering flexible and comfortable spaces for relaxation and hosting.









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To the first floor, the property continues to impress with four generously sized double bedrooms and a fifth single bedroom.

Two bedrooms benefit from en-suite facilities, while the remaining rooms are served by a stylish family bathroom, complete with a separate walk-in shower.

Externally, the rear garden is predominantly laid to lawn, providing an excellent space for families and outdoor entertaining.

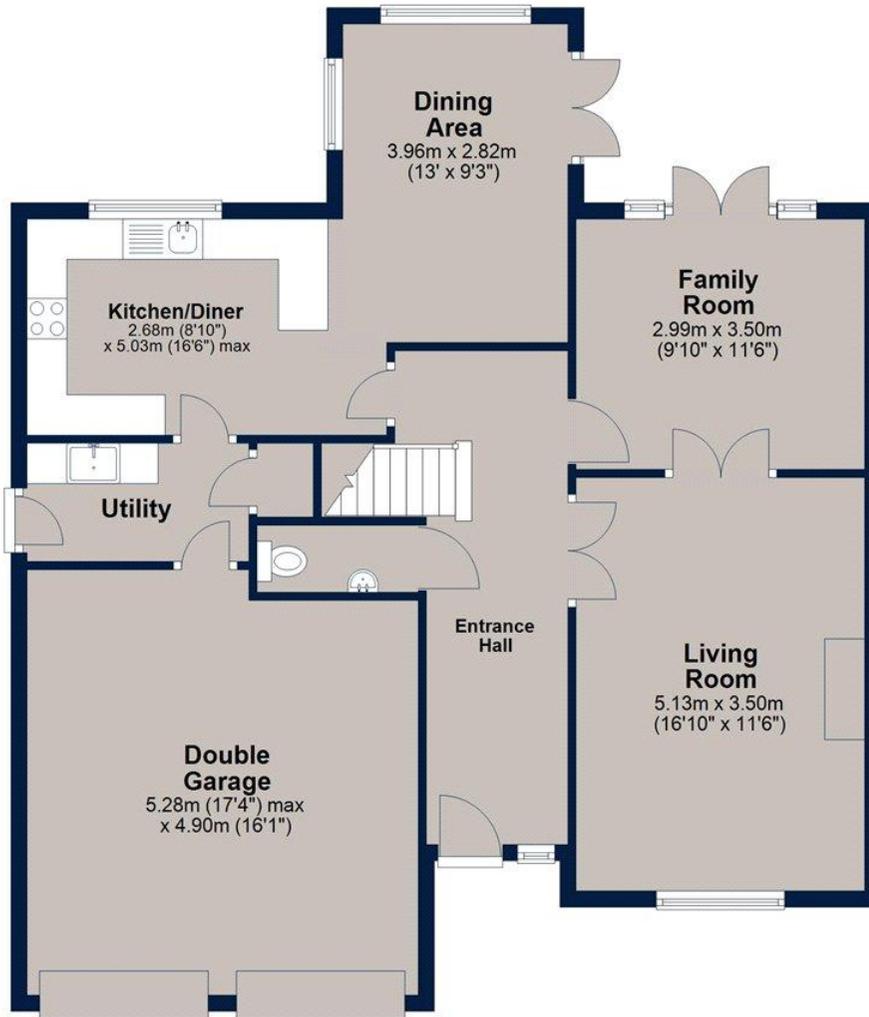
A sun terrace with pergola offers the ideal setting for al fresco dining, alongside two additional seating areas designed to capture different aspects of the garden throughout the day.

To the front, a driveway provides off-road parking for two vehicles and access to the double garage.



### Ground Floor

Approx. 97.5 sq. metres (1049.5 sq. feet)



### First Floor

Approx. 90.9 sq. metres (978.5 sq. feet)



Total area: approx. 188.4 sq. metres (2028.0 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, 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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Osprey Oakham Sales

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