



Offers Over £200,000 | Freehold

Kestrel Road, Oakham, Rutland, LE15 6BU





## Key Features & Description

- Popular residential area of Oakham
- Requiring modernisation
- No onward chain
- Three bedrooms
- Kitchen/Dining
- Driveway parking
- Garden
- Walking distance of town
- EPC Rating C | Council Tax Band B

Situated within walking distance of Oakham's town centre and its range of shops, cafés, restaurants and everyday amenities, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families or investors alike. Offered to the market with no onward chain, the property provides fantastic potential for its next owner to modernise and personalise to their own taste.

The accommodation is well-proportioned throughout and comprises an entrance hallway leading to a spacious living room, offering an ideal space for both relaxing and entertaining. To the rear, the kitchen/diner provides ample room for everyday family dining.

To the first floor are three bedrooms, including two generous double bedrooms and a single bedroom, which could equally serve as a nursery, home office or dressing room. The accommodation is completed by a family bathroom.

Externally, the property enjoys a private rear garden, providing an excellent outdoor space for children, pets or al fresco dining during the warmer months. To the front, a driveway provides convenient off-road parking.

Ideally positioned within easy reach of Oakham's highly regarded schools, local transport links and picturesque surrounding countryside, this property offers an exciting opportunity to create a wonderful home in a sought-after location.

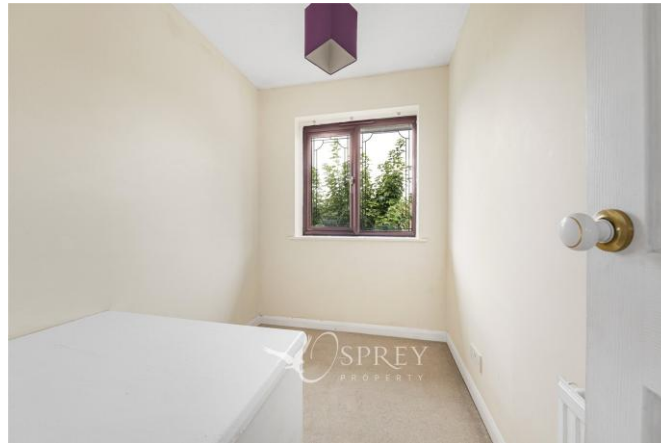
Tenure: Freehold

All mains services

Council Tax Band: B

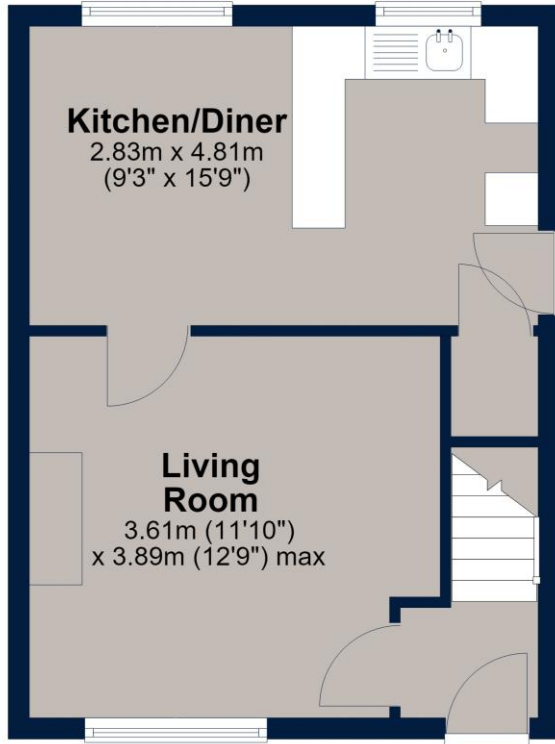
EPC Rating: C





## Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



## First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



**Total area: approx. 63.2 sq. metres (680.5 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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### Important Notice

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