



Offers Over £650,000 | Freehold

Kimball Close, Oakham, Rutland, LE15 7QP





Key Features & Description

- Guide Price £650,000 - £675,000
- Double Fronted Period Home
- Four Double Bedrooms
- Two En Suites & Family Shower Room
- Open Fire to the Living Room
- High Ceilings throughout
- Refitted Kitchen Breakfast Room
- Field Views
- Double Garage
- EPC Rating C | Council Tax Band E
- Service Charge £200 PA

A beautifully improved red-brick detached four-bedroom home, set within an exclusive development and perfectly designed for modern family living and entertaining.

The property is immediately impressive, with high ceilings and a welcoming entrance hall providing access to the ground-floor accommodation and staircase to the first floor. At the heart of the home is a refitted breakfast/kitchen, complete with built-in appliances, a central island, and bifold doors opening onto the garden, creating a seamless indoor-outdoor feel ideal for entertaining. A separate utility room provides practical storage and workspace. The living room features an attractive stone-surround open fireplace and opens into a defined dining area, ideal for both everyday living and hosting guests. Additional ground-floor accommodation includes a study and a downstairs cloakroom. To the first floor, the principal bedroom boasts a luxurious en suite bathroom with freestanding bath and separate shower. A guest bedroom also benefits from its own en suite, while two further generous double bedrooms are served by a modern shower room.

Outside, the property enjoys a wrap-around garden, mainly laid to lawn and bordered by established shrubs, with open field views and a desirable southerly aspect. A side patio area provides the perfect spot for early-morning coffee or breakfast. To the front, there is a lawned garden area, along with a driveway leading to a double garage, providing ample parking. Residents also enjoy use of a communal field, while Oakham town is just a short drive away, offering excellent amenities and transport links.





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.



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