



Springfield Way, Oakham  
Offers Over £229,950



Set on an attractive plot, this three-bedroom semi-detached home is neutrally decorated throughout. The property could benefit from some refurbishment but does include a refitted bathroom.

The property comprises of an entrance porch leading into the living room, through into the separate dining room and a well-proportioned kitchen to the rear.

The first-floor landing gives access to all bedrooms, including two double, and a third single bedroom. The family bathroom completes the first floor and has also been finished to a high-standard with a modern suite and floor-to-ceiling tiling.

Externally, the property has a driveway offering parking for around two / three vehicles. Additionally, there is side access and a lawn area to the front. There is a private rear garden, which is enclosed by close board fencing, mainly laid to lawn with mature shrubs. There is also a patio area to the rear of the property.

TENURE: Freehold

EPC: C

COUNCIL TAX: B

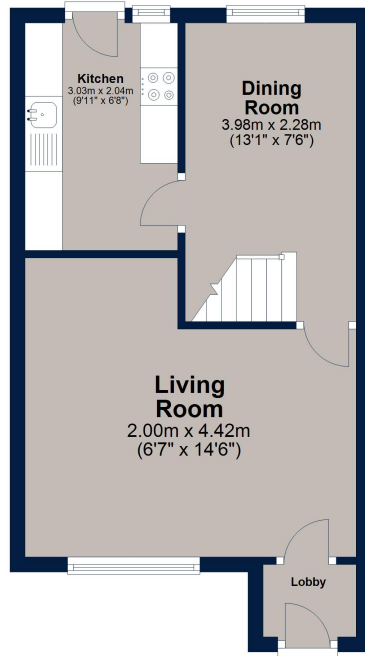
MAINS: Gas, Electric and Water



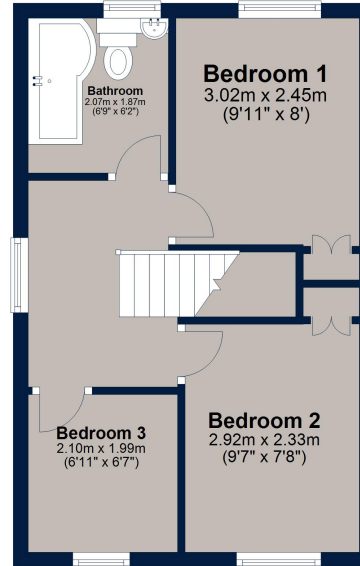


# Springfield Way, Oakham

**Ground Floor**



**First Floor**



**Total area: approx. 63.4 sq. metres (682.3 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.



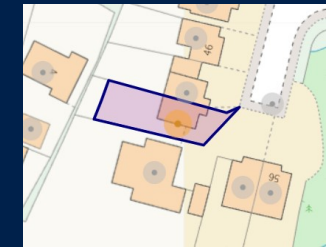
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements