

Guide Price: £300,000-£325,000 | Freehold

Springfield Way, Oakham, Rutland, LE15 6QA

SPREY
PROPERTY







Key Features & Description

- Guide Price £300,000 - £325,000
- Extended Three bedroom
- Link Detached Home
- solar panels, storage battery and EV charger (7kw).
- Full Fibre to the house
- Four Reception Rooms
- Dining Kitchen
- Downstairs W/C
- Rear Garden
- Driveway
- EPC Rating B | Council Tax Band C

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An attractive and thoughtfully extended three-bedroom link-detached property, offering well-presented and versatile accommodation throughout. The property benefits from a converted garage, creating two useful additional rooms ideal for a study, home office, craft room or hobby space and solar panels, storage battery and EV charger (7kw)

The ground floor comprises a welcoming lounge, bright and versatile sunroom, downstairs WC and a refitted dining kitchen, providing a modern and sociable space for everyday living and entertaining. The converted garage offers excellent flexibility, with two separate rooms providing a range of potential uses.

To the first floor are two comfortable double bedrooms, a good-sized single bedroom and a refitted shower room.

Outside, the property features a beautifully landscaped rear garden with mature planting, creating an attractive and private outdoor space. To the front is a block-paved driveway providing off-road parking.

Overall, this is a versatile and well-proportioned family home, combining practical accommodation with attractive outdoor space and the benefit of additional rooms created from the former garage.

TOWN LIFE

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.







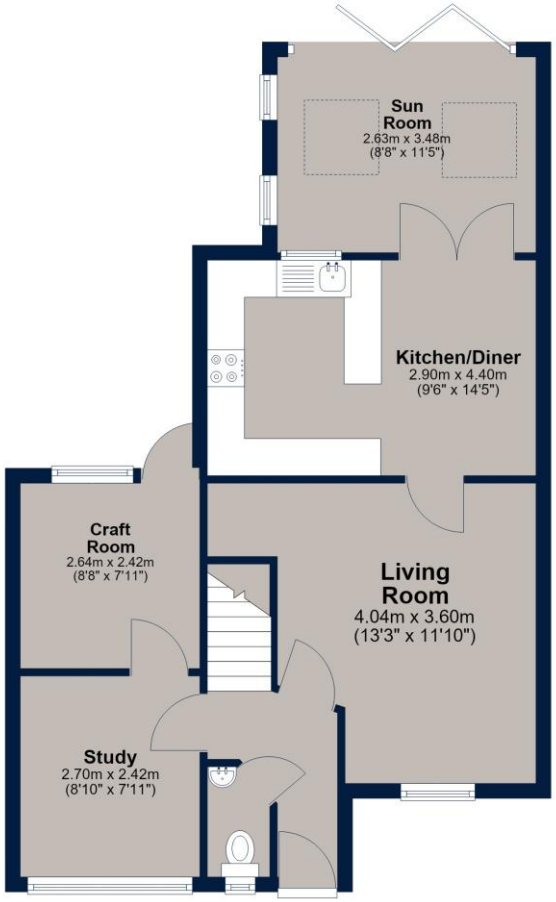






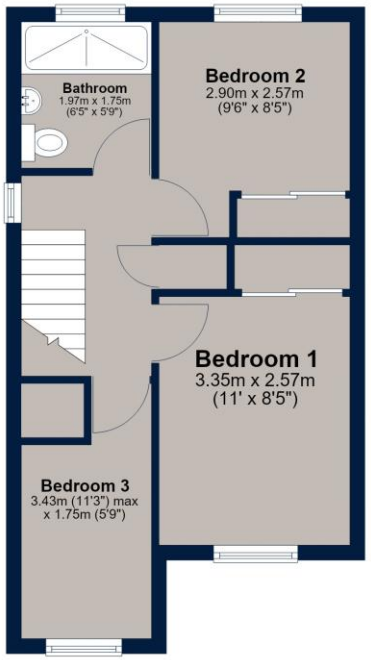
Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.4 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
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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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