



Offers Over £200,000 | Freehold

Grampian Way, Oakham, Rutland, LE15 6NX





Key Features & Description

- Three Bedroom End of Terrace
- Kitchen/Diner
- Downstairs W/C
- Conservatory
- Dual Aspect Living Room
- Bedroom One with Built in Wardrobe
- Rear Garden
- Garage and Parking
- EPC Rating D | Council Tax Band B

A well-presented three bedroom end-of-terrace property, benefiting from a recently fitted boiler and rewire throughout, together with a refitted family bathroom. The property offers well-proportioned accommodation arranged over two floors, with a conservatory and a good-sized rear garden.

The ground floor comprises an entrance hall with downstairs W/C, a spacious living room featuring an attractive feature fireplace, and a kitchen/dining area with space and plumbing for both a washing machine and dishwasher. The dining area leads through to a useful conservatory, providing additional living or dining space with access to the rear garden. To the first floor are three double bedrooms, with the principal bedroom benefiting from a built-in wardrobe.. The refitted family bathroom is fitted with a shower over the bath.

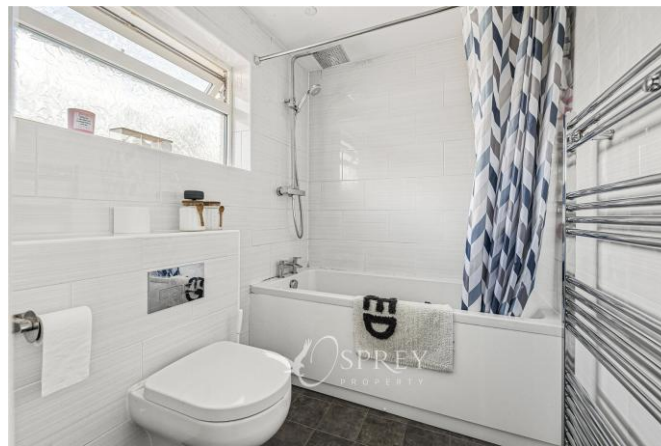
Externally, the property enjoys a rear garden, mainly laid to lawn, offering a pleasant outdoor space. To the front is a single garage and driveway parking.

An appealing home offering spacious and versatile accommodation, ideal for families, first-time buyers or those looking for a property with useful additional features and convenient off-road parking.

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.





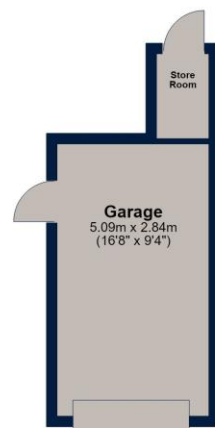
Ground Floor

Approx. 71.9 sq. metres (773.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



Total area: approx. 114.7 sq. metres (1235.1 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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