

Lammas Close
Braunston
Oakham
LE15 8QP

£245,000

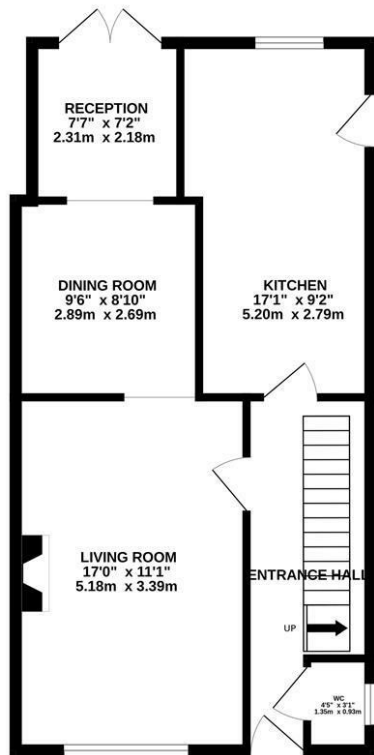


OSCAR JAMES

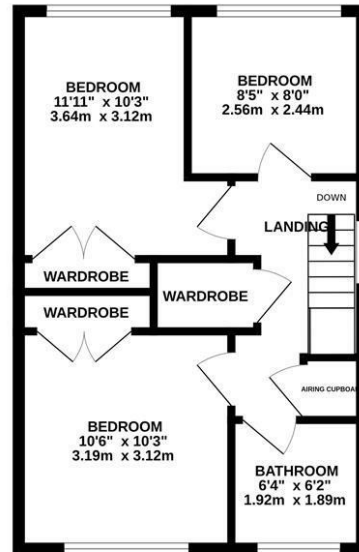
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FLOOR PLANS

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Light and airy living room, which flow in to further living space



Extended kitchen which offers ample storage and utility space



Three sizeable bedrooms, all capable of hosting a double



Family bathroom to the first floor, with also a ground floor WC



Low maintenance garden, with gorgeous field views to the rear



Parking on street, with also a separate car park area



WHAT'S GREAT?

“Extended living space, with beautiful countryside views”

Oscar James are delighted to offer to the market this well presented, three bedroom semi-detached home, which has been extended to the ground floor, meaning there is a spacious feel and plentiful living space. Given the extended ground floor, the floorplan and layout of this home is incredibly versatile and can be adapted for many uses.

Braunston is a picturesque village set within the heart of the Rutland county countryside, with close-by access to Oakham, Uppingham, and Rutland Water. The property sits on the doorstep of many amenities, some beautiful countryside, nature reserves and woodland. Within the village itself the property sits within close-by walking distance to playing fields, a local 17th century pub, and All Saints church.

Upon entry you are greeted by a spacious entrance hall, with a ground floor toilet/WC. The kitchen has been extended to the rear, increasing the size and giving addition storage and utility space. To complete the ground floor is the light and airy living room, which flows on to

the dining room, and then on to the additional reception area which has been added by the extension works and offers a versatile space.

Upstairs there is 3 sizeable bedrooms, 2 of which offering built-in wardrobes. To the first floor there is also further built-in storage, and the family bathroom. The loft space has been boarded for ease of use for additional storage.

Externally, the property offers low maintenance gardens to both the front and rear, with the rear enjoying some wonderful countryside and woodland views, which can also be seen from the 1st floor bedroom windows too. There is ample parking provided on the street, with a large car park too.

This fantastic property has so much to offer and simply MUST be viewed to be fully appreciated. For further details get in touch with Oscar James today!

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SELLER'S SECRET

This has been a great home for us, and is sure to be for the next owners! We've always loved the low maintenance rear garden, the views from here over countryside and woodland are just amazing, and it is such a quiet location too!



Why we like it....

This property is incredibly located within Braunston Village, which sits close-by to Oakham, Uppingham and Rutland Water. The property offers a great level of living space due to the ground floor benefiting from the extension works.

OSCAR JAMES

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To buy or not to buy....
