



Springfield Way, Oakham, LE15 6QA

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Property Description

This three bedroom linked detached property is located close to the centre of Oakham, conveniently located for all local amenities.

The property briefly comprises of an entrance porch with a connecting through into the living room which has a window to the front aspect. A part glazed door connects you into the to the dining kitchen, which is fitted with the range base and wall units. The integrated appliances include an electric oven and a gas hob with hood over. There is a staircase to the first floor and a door takes you through into the family room/bedroom four. This room originally formed part of the garage and now provides a multitude of uses.

To the first floor, the principal bedroom and bedroom two are both double rooms, and the third bedroom is a single sized bedroom. The family bathroom boasts a white suite comprising of a bath with mixer tap, a shower attachment with screen, w/c and a wash basin. A window completes this room.

Outside to the front of the property there is a driveway which provides car standing for two vehicles. The garden comprises a lawn to side with established trees. The gated side access takes you through into the rear garden - which is low maintenance, with a patio, gravelled and barked areas and steps which take you up to a raised deck area

Oakham is a market town located 25 miles east of Leicester in the Vale of Catmose. Boasting a rich history dating back over a thousand years, Oakham is the county town, the smallest county in the UK. Rutland's has some stunning countryside with the renowned Rutland Water on its doorstep, which is known for its water sports, nature reserves and outdoor activities such as cycling and walking facilities. The town centre offers a wide range of independent boutiques, supermarkets and various eating houses.

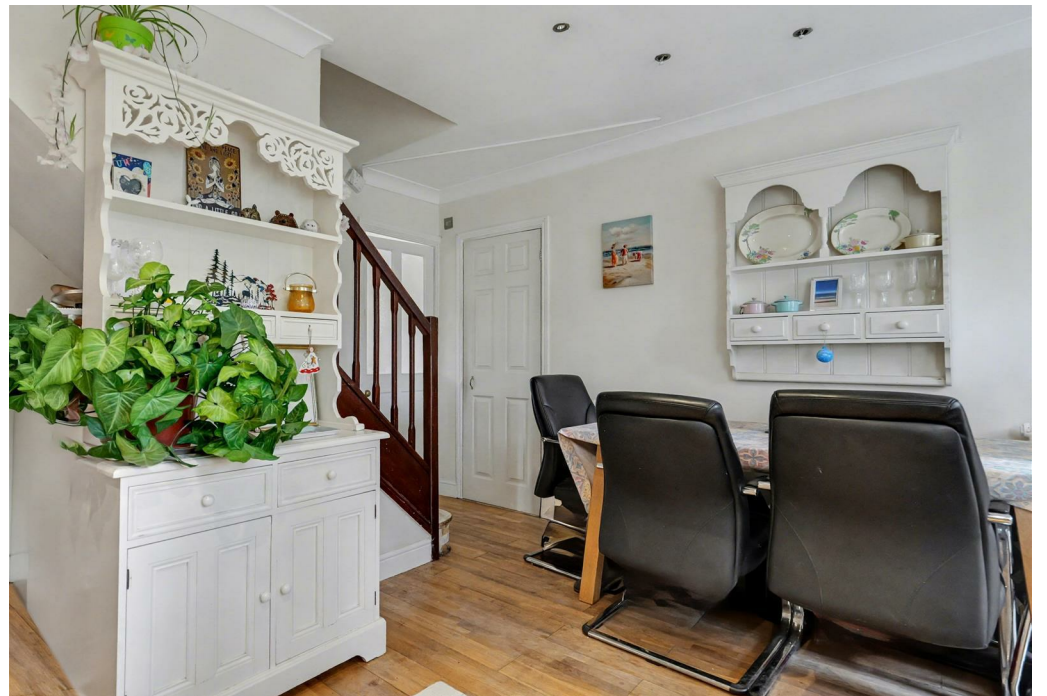




Key Features

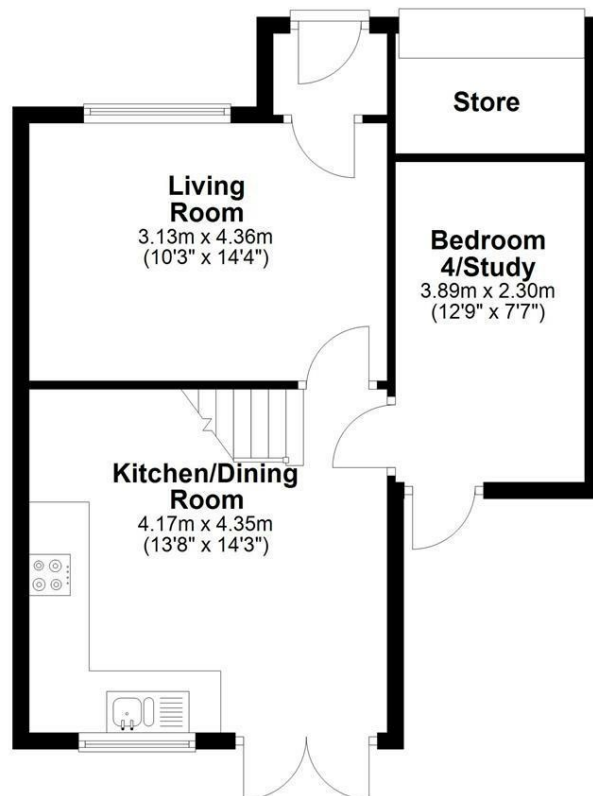
- Three Bedroom Link Detached
- Living Room
- Family Room / Bedroom 4
- Dining Kitchen With Built in Oven & Hob
- Three Bedrooms
- Family Bathroom
- Car Standing
- Front and Rear Gardens
- Store
- No Onward Chain

£290,000



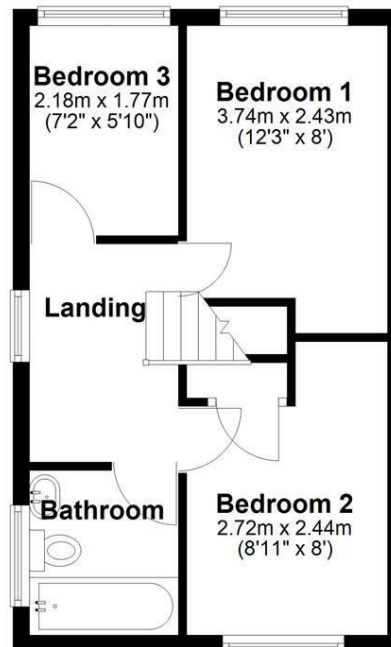
Ground Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 78.1 sq. metres (840.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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