



 SPREY
PROPERTY

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Welland Way, Oakham
Offer Over: £289,950



This well-presented detached three-bedroom home is within a short walk of the popular Oakham Town and offers circa 1000 square feet of accommodation. Externally there is a driveway for several vehicles and a garage along with a low-maintenance garden.

Located in the sought-after location of Welland Way and sits back off a private drive of only two properties. This property offers an entrance hall with a cupboard for shoes and storage. Kitchen to the front aspect, good-sized living/ dining room offering plenty of natural light, and open to a conservatory. overlooking the well-tended easy easy-maintained rear garden. The first floor offers two double bedrooms and one single bedrooms, a bathroom and a separate W/C.

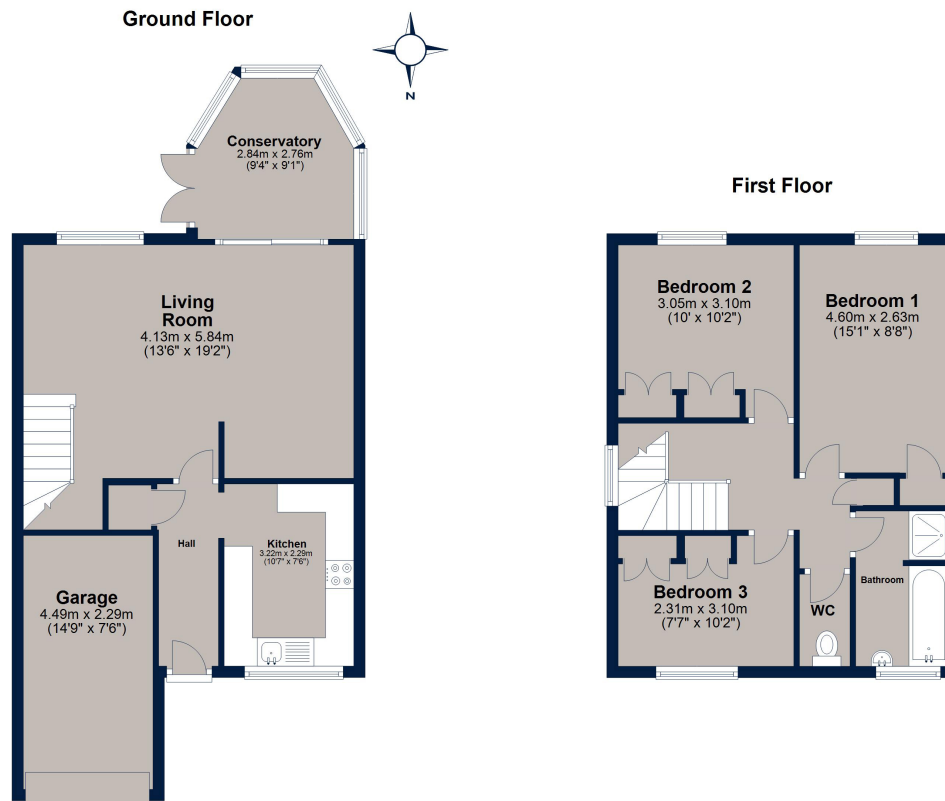
Outside is an easy-maintained rear garden, a driveway and a single garage. The integrated garage offers further storage.

Tenure: Freehold
All mains' services
Council Tax Band: C
EPC: D





Welland Way, Oakham



Total area: approx. 99.0 sq. metres (1065.5 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.



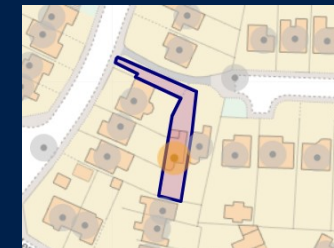
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town 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		85 B
69-80	C		
55-68	D	67 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