



Nene Crescent, Oakham
Asking Price Of £445,000





This immaculately presented three / four-bedroom home, sits on sought after road and offers circa 1370 square feet of accommodation. Externally there is parking for two vehicles, and an enviable landscaped garden.

Located to the south of Oakham town, this property combines modern open plan family living with generous proportions and a high-end finish. This stunning residence has an abundance of natural light and flexible accommodation.

The property has been thoughtfully configured to provide an entrance hall, traditional kitchen/dining and snug area with wood burner, part vaulted ceiling with large Velux windows and Bifold doors gives you access to the garden.

In addition, there is a utility room, separate living room also with a wood burner, fourth bedroom and shower room to the ground floor. To the first floor offers two double bedrooms and one single plus a well-appointed family bathroom.

Outside there is an attractive garden, with composite decking area, summer house and lawn areas.





Tenure: Freehold
All mains' services
Council tax band C
EPC: TBC







ENTRANCE HALL:

LIVING ROOM: 5.03m max x 3.80m (16'6" max x 12'6")

KITCHEN/DINING ROOM: 6.26m x 5.62m (20'7" x 18'5)

UTILITY ROOM: 6.26m x 2.24m (20'7" x 7'4")

BEDROOM FOUR: 5.03m x 2.13m (16'6" x 7')

SHOWER ROOM:

LANDING:

BEDROOM ONE: 4.45m max x 3.65m (14'7" max x 12')

BEDROOM TWO: 3.44m x 2.91m (11'4" x 9'7")

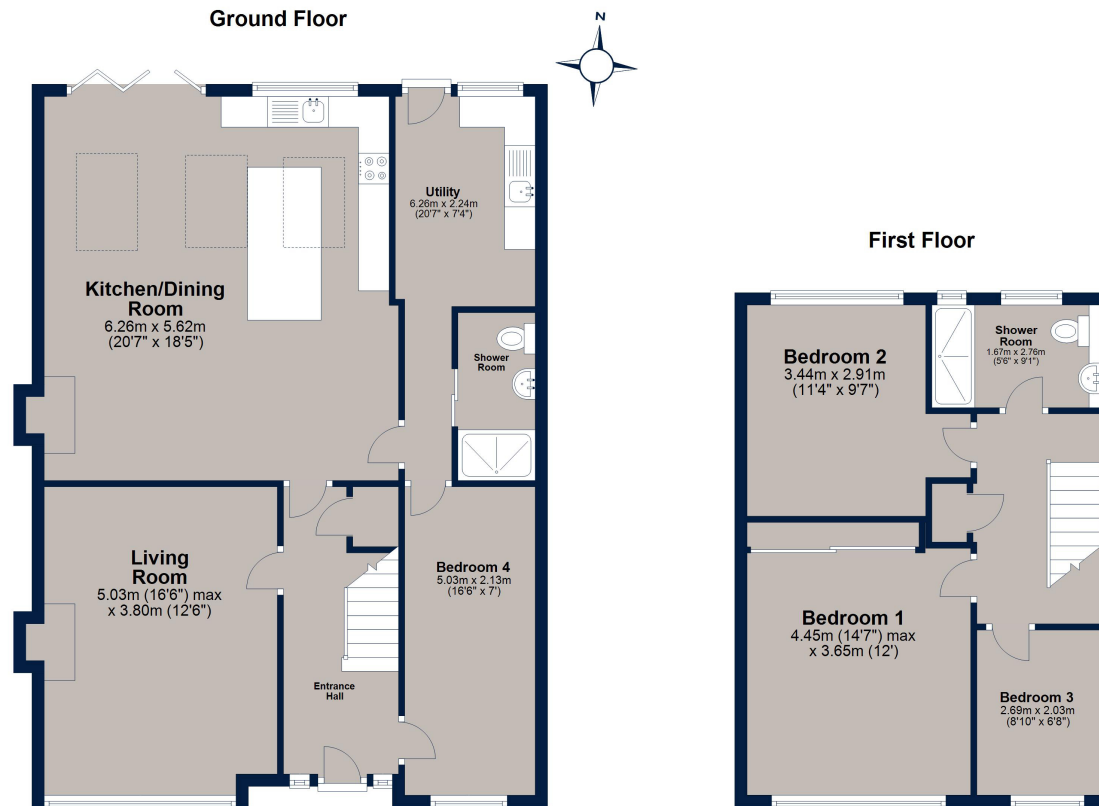
BEDROOM THREE: 2.69m x 2.03m (8'10" x 6'8")

SHOWER ROOM:





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Total area: approx. 135.8 sq. metres (1461.2 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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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.

EPC TBC



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