



Alsthorpe Road, Oakham  
Offers Over £425,000





Set within the highly regarded area of Oakham, which is within walking distance of the picturesque town centre. This well-kept detached family home offers a generous and private plot. The property offers two good-sized reception rooms and a conservatory, a modern kitchen breakfast room, three spacious bedrooms and a single plus an en-suite shower room and a family bathroom.

As you enter the property, the entrance hall is a light, airy & spacious area with doors flowing into the ground floor accommodation. The property provides a bay window to the front aspect in the living room with a door to the dining room. The dining room and conservatory also provide useful separate space for family life. The home benefits from a kitchen with a good range of wall and base units with room for a breakfast table. The utility room and downstairs WC complete this floor. The first-floor landing leads to the four bedrooms. The principal bedroom benefits from en-suite shower room. The family bathroom completes this floor.

The driveway provides off road parking and leads to a single garage. The rear garden is mainly laid to lawn mature shrub borders surrounding and a wooden shed.

TENURE: Freehold  
All Mains Connected  
EPC:D  
COUNCIL TAX: E







# Alsthorpe Road, Oakham



Total area: approx. 126.3 sq. metres (1359.7 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		82 B
69-80	C		
55-68	D	65 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