



Cold Overton Road, Oakham

This inviting semi-detached property offers well-proportioned living spaces and a large, enclosed rear garden, making it an ideal family home. Situated in a convenient location close to local amenities, this home is perfect for those looking for comfort and convenience.



FEATURES

- Semi Detached Family Home
- NO CHAIN
- Two Reception Rooms
- Three Bedrooms
- Generous Rear Garden
- Walking Distance To Amenities
- Off Road Parking
- Potential To Extend STPP



On the ground floor, you are welcomed by a storm porch leading to the entrance hall, which provides access to a sitting room and a separate dining room—both generously sized, perfect for entertaining or relaxing. Fitted kitchen with scope to open the space to create an open plan kitchen diner, and there's a handy side passage that includes a WC, store room, and further store/Utility Room. The property has so much potential to extend STPP.

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Upstairs, the first floor features three bedrooms: two well-sized doubles and a comfortable single, all serviced by a family bathroom.

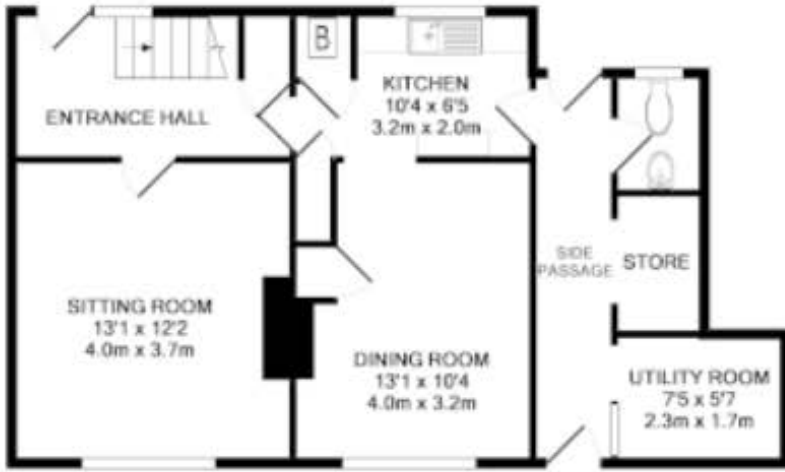
Outside, the property boasts a driveway providing ample parking for several vehicles and a generous rear garden mainly laid to lawn, ideal for outdoor activities or gardening enthusiasts.

Located in Oakham, this home enjoys the benefits of being close to the doctors surgery, local amenities, schools, and transport links. Oakham offers a charming mix of rural and town living, with its historic market town centre, independent shops, and excellent schools.

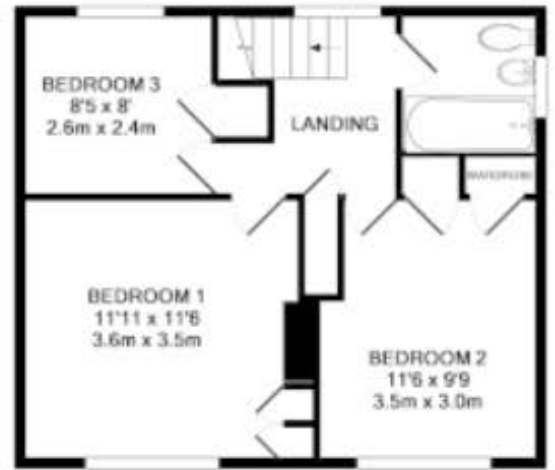
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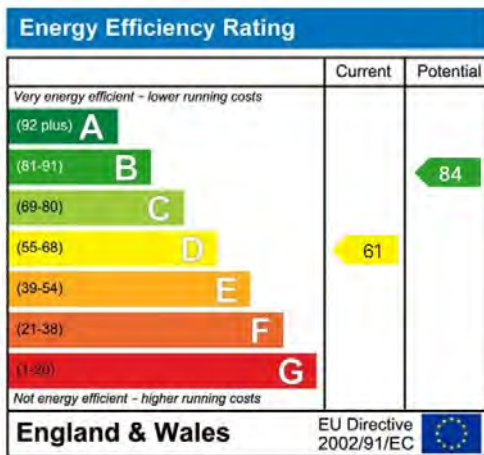


GROUND FLOOR
APPROX. FLOOR
AREA 575 SQ. FT.
(53.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ. FT.
(40.4 SQ. M.)

EPC RATING



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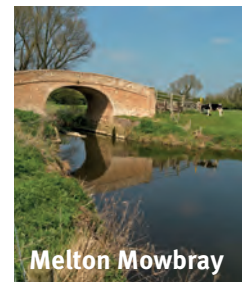
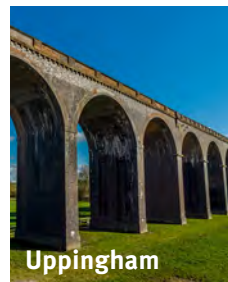
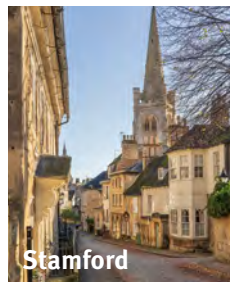
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