



Substantially extended detached family home located in a quiet position on the edge of the town.

- Detached Family Home
- Quiet Cul-De-Sac Location
- Driveway & Garaging
- Extended Living Space
- Four Reception Rooms
- Potential To Improve & Develop
- Six Bedrooms, Two Bathrooms
- Enclosed Rear Garden

Forth Close, Oakham LE15 6JW
Offers Over £450,000

A substantially extended family home, set in a quiet end of ul de sac location on the edge of the town. The property offers spacious accommodation comprising an entrance porch leading into the hallway with downstairs cloakroom, storage cupboards, dining room, sitting room with snug off, garden room extension to the rear and modern fitted kitchen with separate utility room. To the first floor, master bedroom with ensuite shower room, five further bedrooms and family bathroom.

Externally, the property offers a driveway to the front for off road parking and an integral single garage. The rear South facing garden offers an area of lawn and paved patio for seating.

Situated in a mature well thought of area of town with popular schools close by. Further amenities can be found in the town centre within a 10 minute walk, including a number of shops, restaurants and cafes.





For more information contact one of our team. Outside office hours via outofhours@moorestateagents.com 7 days a week until 9pm.

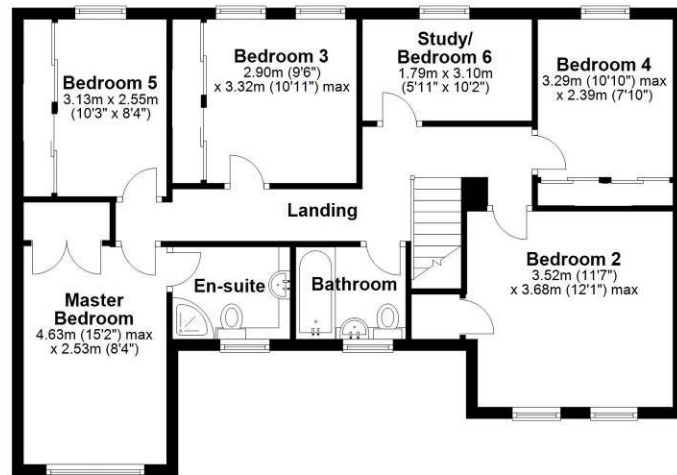
Ground Floor

Approx. 108.3 sq. metres (1165.4 sq. feet)



First Floor

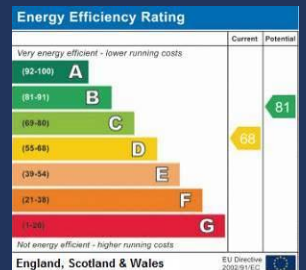
Approx. 75.3 sq. metres (810.3 sq. feet)



Total area: approx. 183.5 sq. metres (1975.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors Plan produced using PlanUp.

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.



25 Burton Street,
Melton Mowbray
01664 491610

36 High Street,
Oakham
01572 757979

2 Orange Street,
Uppingham
01572 821935

1 Sheep Market,
Stamford
01780 484555

London Platfor m,
Peter borough Station
01733 788888

London Platfor m,
Grantham Station
01476 855618

Follow us on... Facebook Twitter

www.mooresestateagents.com | office@mooresestateagents.com