



Barmstedt Close, Oakham
Asking Price Of £270,000



This exquisitely presented 3-bedroom home is situated in a popular area, with views of Oakham School playing fields, and conveniently close to Oakham town centre. Offering fantastic accommodation spread across three floors, including a single garage, the garden is a picturesque haven and easily maintained.

Upon entering you are greeted into a welcoming entrance hall with a convenient downstairs shower room and toilet. This floor also offers a versatile third bedroom, which currently serves as an office, however, would be ideal as a gym, or guest room. Additionally, there is a utility room and door to the garden.

Moving to the first floor, the property enjoys a spacious and beautifully designed living/dining room with a window that bathe the room in natural light and a charming feature fireplace that creates a cosy ambiance.

To the front of the property, the modern kitchen includes a matching range of shaker-style base and wall-mounted units, and integrated appliances including a dishwasher and fridge/freezer alongside the electric oven and gas hob.

To the top floor, two generously sized double bedrooms with space for furnishings and built-in wardrobes. Both bedrooms share a modern bathroom.

This fabulous home combines comfort, functionality, and style to create a superb living experience.

Tenure: Freehold

EPC:C

Council Tax: D

All Mains Connected

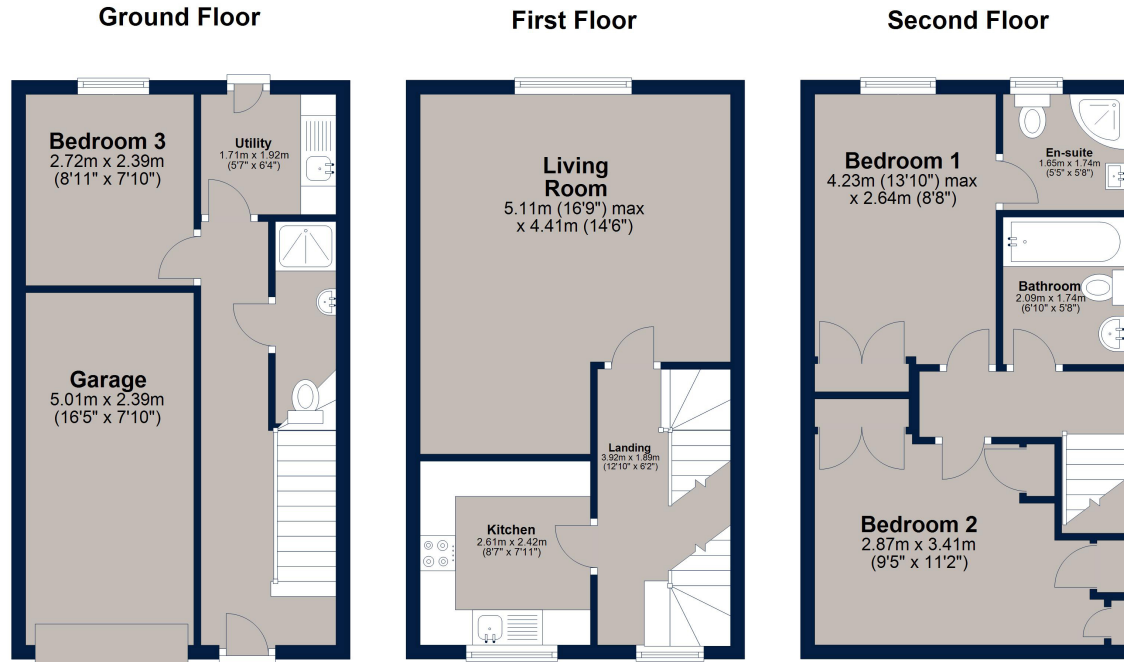




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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling.

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.



Total area: approx. 103.8 sq. metres (1116.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	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