

## Dean Street, Oakham - £625 pcm



- Two-bedroom cottage
- Centre of Oakham town
- Large courtyard garden
- Gas Central Heating

- Upstairs bathroom
- Handmade cottage-style kitchen
- Two reception rooms
- Available immediately





## Property Description

This characterful two-bedroom cottage is located just a stone's throw from Oakham town centre and benefits from large rear courtyard, two reception rooms and gas central heating. The property is available immediately.

The accommodation comprises of a front living room with original sash window and fireplace, leading through into the dining room with under-stairs cupboard and stairs to the first floor, through into the hand-made country-style kitchen to the rear complete with Butler sink and appliances to include freestanding gas oven, fridge/freezer and space for a washing machine.

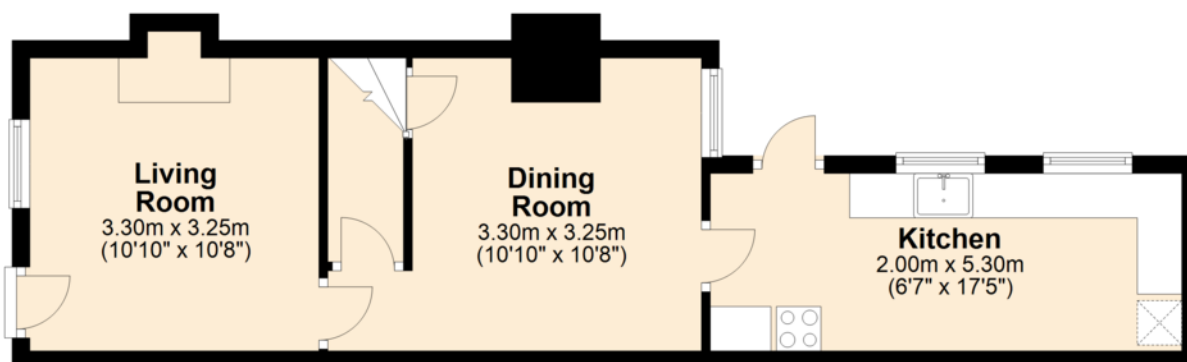
The first floor offers a landing area, master bedroom with feature fireplace and built-in cupboard, second bedroom and family bathroom with white three-piece suite and shower over bath.

Externally the property has a courtyard garden to the rear and access to the street. Parking is available on a permit basis on nearby streets and all applicants are advised to contact the council to obtain a permit.



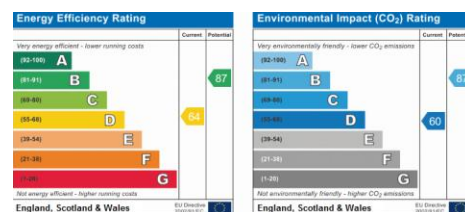
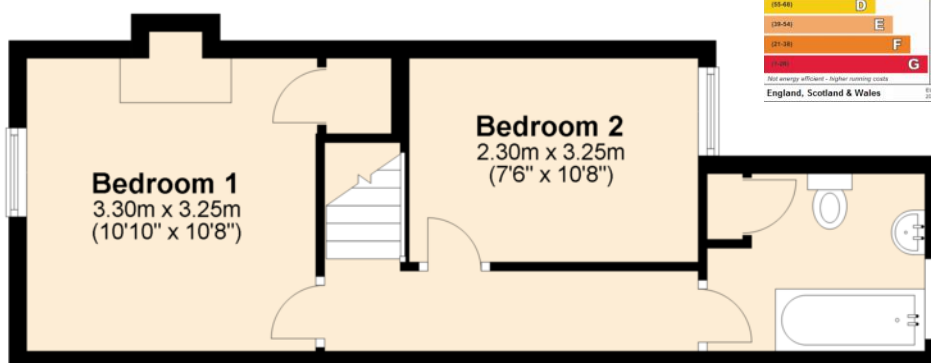
## Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.

VIEWINGS STRICTLY BY APPOINTMENT ONLY



STAMFORD 01780 769 269 [stamford@osprey-property.co.uk](mailto:stamford@osprey-property.co.uk)  
 OAKHAM 01572 756 675 [oakham@osprey-property.co.uk](mailto:oakham@osprey-property.co.uk)  
 UPPINGHAM 01572 758 967 [enquiries@osprey-property.co.uk](mailto:enquiries@osprey-property.co.uk)  
 KETTERING 01536 519 908 [enquiries@osprey-property.co.uk](mailto:enquiries@osprey-property.co.uk)  
 HULL 01482 221 025 [hull.lettings@osprey-property.co.uk](mailto:hull.lettings@osprey-property.co.uk)