







Cold Overton Road, Oakham

Bedrooms: 2 | **Bathrooms:** 1

Well-proportioned two-bedroom bungalow offers a fantastic opportunity for buyers looking to modernise and create a home tailored to their own taste. The property has been well maintained and benefits from a recently installed boiler, providing a solid foundation for further improvement, offered with NO CHAIN!

- Two-bedroom detached bungalow
- Recently installed boiler
- Garage plus additional large workshop/outbuilding
- Offered with NO CHAIN
- Spacious reception room with excellent natural light
- Two substantial loft rooms with potential for conversion (subject to consents)
- Requires some updating but well maintained overall



















Property Type: Detached Bungalow

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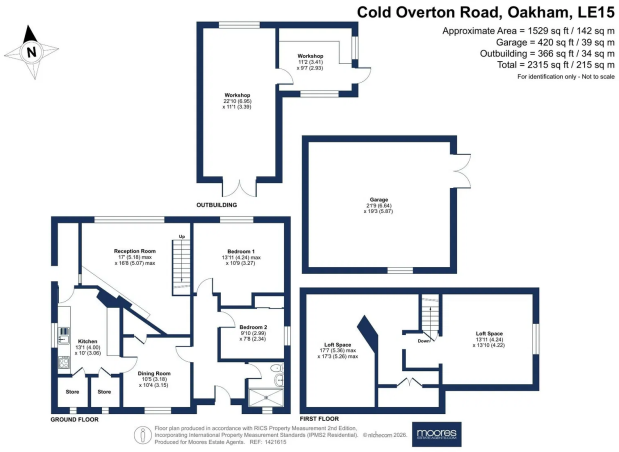
The accommodation includes a spacious reception room filled with natural light, a fitted kitchen, a separate dining room, two bedrooms and a bathroom. While the interior would benefit from updating, it remains in good overall condition and offers excellent scope for refurbishment.

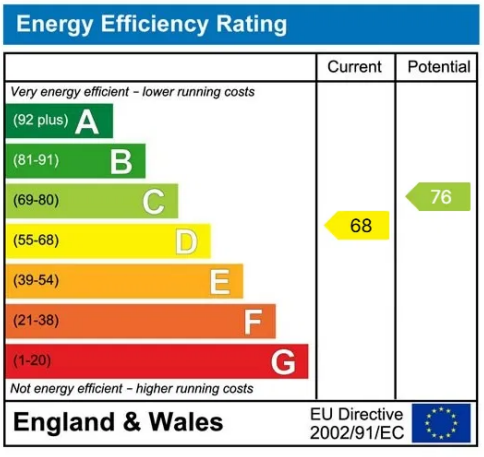
A particularly attractive feature of the property is the generous loft space, which is already arranged into two substantial loft rooms. These spaces present exciting potential for conversion (subject to the necessary consents), offering the possibility of additional bedrooms, a home office or hobby rooms.

Externally, the property continues to impress. There is a large garage and a substantial outbuilding currently used as workshops, making it ideal for hobbyists, storage, or those working from home. The surrounding garden provides a pleasant outdoor space with further potential for landscaping.

This is a rare opportunity to acquire a versatile bungalow with significant potential, excellent workshop space and scope to expand into the loft, all while enjoying the comfort of a well-maintained home with a modern boiler already in place.







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