



Viking Street, Oakham

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

OPEN HOUSE SATURDAY 20TH JUNE 1PM-2PM. NO APP NECESSARY, GUIDE PRICE £450,000-£460,000. Beautifully presented detached home offers contemporary living in a highly sought-after modern development, combining sleek design with practical family space.

- Modern Four Bedroom Home Built Only A Year Ago
- Large Living Room With Bay Window
- Main Bedroom With Ensuite
- Private Rear Garden
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- Open Plan Kitchen Diner
- Separate Utility Room
- Driveway & Garage
- EV Charging Point





Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

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Beautifully presented detached home offers contemporary living in a highly sought-after modern development, combining sleek design with practical family space. The current vendors have installed window shutters throughout.

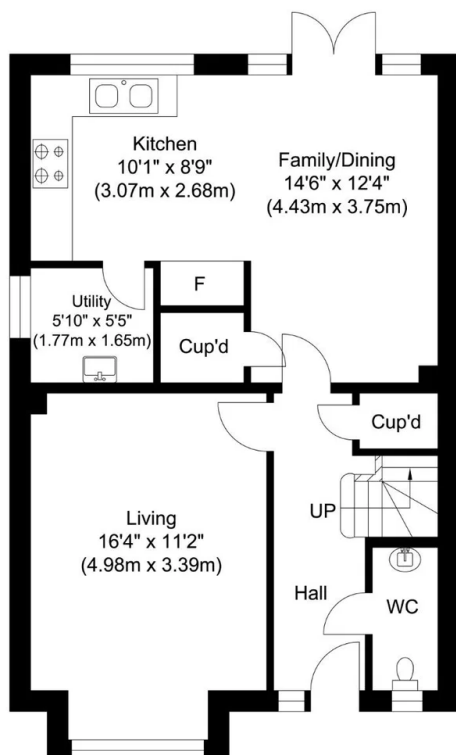
The property immediately impresses with its attractive stone frontage and well-maintained exterior, setting the tone for the high standard found throughout. Inside, the accommodation is finished in a modern, neutral style, creating a bright and welcoming atmosphere ready to move straight into.

The ground floor features a spacious living room, perfect for relaxing, alongside a stunning open-plan kitchen/dining area forming the heart of the home. This space is thoughtfully designed with modern cabinetry, quality work surfaces, and a central breakfast bar, seamlessly flowing into the dining area with direct access to the garden—ideal for both everyday living and entertaining. A separate utility room and convenient cloakroom add further practicality.

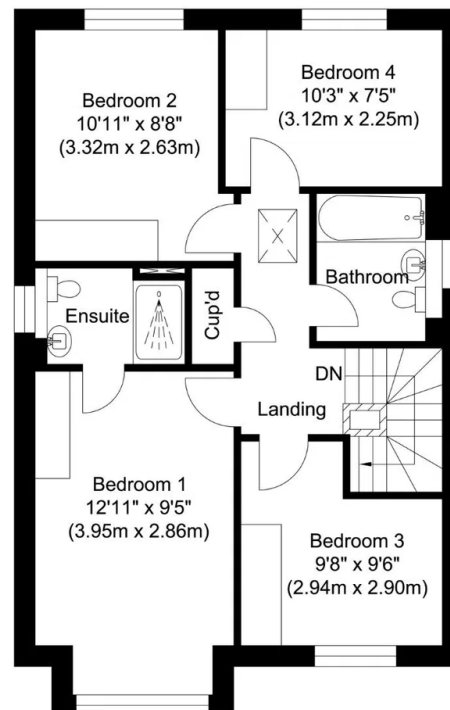
Upstairs, the property offers well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. Additional bedrooms are versatile and ideal for family, guests, or home working, all served by a stylish family bathroom.

Externally, the rear garden is a real standout feature—enjoying a good degree of privacy and notably not overlooked, which is rarely found on newer developments. The space is perfect for outdoor dining and relaxing, with plenty of room for families or entertaining. A driveway to the side provides off-road parking and access to the garage.

Please note there is an Annual management charge of £297 per annum.



Ground Floor
Approximate Floor Area
573.50 sq. ft
(53.28 sq. m)



First Floor
Approximate Floor Area
573.50 sq. ft
(53.28 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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