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Welland Way, Oakham

Bedrooms: 5 | **Bathrooms:** 1 | **Receptions:** 2

This beautifully presented family home offers flexible accommodation, modern open-plan living and a generous private garden with attractive open views beyond.

- Beautifully presented family home with flexible and versatile accommodation
- Multi-purpose family room/utility room ideal as a home office, playroom, gym, hobby room or snug
- Ground floor WC
- Patio area perfect for outdoor dining and entertaining
- Stylish open-plan dining kitchen with central island breakfast bar
- Five Bedroom
- Generous and private rear garden, mainly laid to lawn with open countryside views
- Garage and driveway parking
















Property Type: Detached House

Bedrooms: 5 | **Bathrooms:** 1 | **Receptions:** 2

This beautifully presented family home offers flexible accommodation, modern open-plan living and a generous private garden with attractive open views beyond.

The heart of the home is the stylish dining kitchen, thoughtfully designed with a central island breakfast bar and ample space for everyday family life and entertaining. French doors lead directly into the bright garden room, creating a seamless connection between the indoor and outdoor spaces while enjoying delightful views across the rear garden.

To the front of the property, the welcoming sitting room provides a cosy yet spacious retreat, featuring contemporary décor and a warm, inviting atmosphere. An additional family room/utility room offers excellent versatility and could be utilised as a playroom, home office, hobby room, gym or snug, depending on individual requirements.

Upstairs, the property boasts five bedrooms, providing ample space for growing families, guests or those working from home. The principal bedroom benefits from fitted wardrobes, while the remaining rooms are well-proportioned and served by a family bathroom.

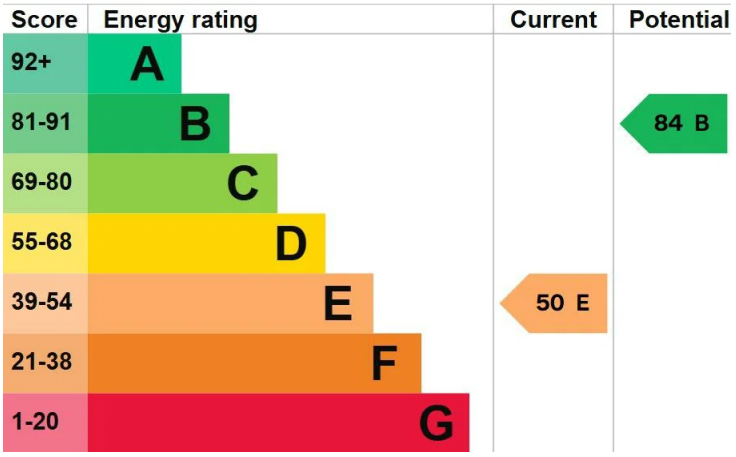
Externally, one of the property's standout features is the substantial rear garden. Predominantly laid to lawn and bordered by mature hedging, the garden offers a high degree of privacy together with attractive open views beyond, creating a wonderful setting for children, pets and outdoor entertaining. A garden shed provides useful additional storage, while the patio area is ideal for al fresco dining.

Further benefits include a garage, ground floor WC and driveway parking.





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