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Grampian Way, Oakham, LE15 6NX

Bedrooms: 3 | **Bathrooms:** 2

Immaculately presented throughout, this beautifully modernised three-bedroom home offers an ideal opportunity for first-time buyers looking for a stylish, move-in ready property in a popular Oakham location. Offered with NO CHAIN.

- Immaculately presented three-bedroom home
- Beautifully modernised and stylishly presented throughout
- Three well-proportioned bedrooms, main bedroom with fitted wardrobe
- Convenient ground floor WC
- Garage and driveway
- Ideal first-time buyer property
- Contemporary open-plan kitchen/dining room
- Modern family bathroom with bath and shower over
- Private, beautifully landscaped rear garden, and covered entertaining/barbecue area
- NO CHAIN



















Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 2

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Having been thoughtfully updated by the current owners, the property combines a contemporary finish with a practical and versatile layout. The accommodation extends to approximately 924 sq ft and offers excellent living space, with a welcoming entrance hall, a stylish open-plan kitchen/dining room, separate sitting room and useful downstairs WC.

The impressive kitchen has been finished in a sleek contemporary style, featuring a range of modern wall and base units, timber-effect work surfaces, integrated appliances such as a double oven, fridge freezer and dishwasher complete with a useful breakfast bar. The adjoining dining area provides a wonderful space for entertaining and everyday family life, with plenty of natural light and attractive views over the garden.

The sitting room is a comfortable and inviting space, featuring bespoke fitted shelving and cupboards, wood-effect flooring and glazed doors opening directly onto the rear garden, creating a lovely connection between the inside and outside spaces.

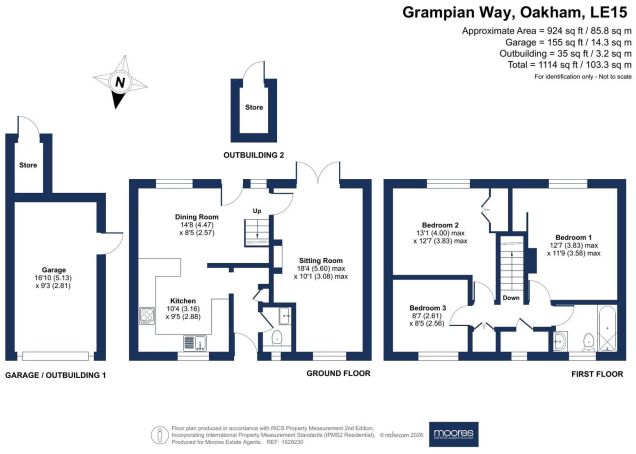
Upstairs are three well-proportioned bedrooms, with the principal bedroom offering excellent fitted wardrobe storage. The modern family bathroom is beautifully finished with a contemporary suite, bath with shower over and stylish tiling.

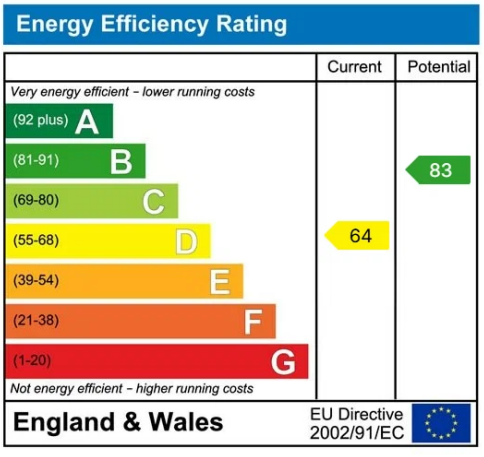
Outside, the property continues to impress. The private rear garden has been thoughtfully landscaped to create a fantastic space for relaxing and entertaining, incorporating areas of lawn, gravelled seating areas, planted borders and a raised timber entertaining terrace with a covered outdoor seating/barbecue area. It is a garden that can be enjoyed throughout the warmer months and offers considerably more than might be expected from this style of property.

To the front is a generous gravelled driveway providing excellent off-road parking, together with a garage offering useful storage and parking. There are also two additional outbuildings/stores.

Oakham is an attractive and historic market town with a full range of facilities including individual shops, supermarkets, coffee shops, eating places, a library, museum and the usual sports facilities. There are 2 markets in the week held on Wednesdays and Saturdays plus a monthly farmer's market. There is excellent primary and secondary education within the town and also independent schools. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering with good road links including the A1 and A47, the town also has a train station with rail links to major cities including London. Nearby Rutland Water is renowned for its sporting activities including cycling, walking, sailing, fishing and bird watching.







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