



Derwent Drive, Oakham

Beautifully renovated detached home boasting a stunning open-plan kitchen, living, and dining area that flows effortlessly into the garden through bi-folding doors, this property offers a perfect setting for family life.



FEATURES

- Detached Family Home
- Future Expansion Potential
- Stunning Open-Plan Living Space
- Three Well-Proportioned Bedrooms
- Generous Private Garden
- Ample Driveway Parking
- Prime Location in Oakham
- Walking Distance To Amenities



ACCOMMODATION

Upon entry, a welcoming hallway with ample storage opens to the impressive open-plan living space, thoughtfully designed with a distinct kitchen, dining, and sitting area. Equipped with high-spec appliances, including twin ovens, an induction hob, a Quooker tap, wine cooler, dishwasher, washing machine, and both full-height fridge and freezer, the kitchen is ready to support all your culinary adventures. The space also features a cozy wood-burning stove, adding a warm touch for cooler evenings.

The first-floor landing provides access to three well-sized bedrooms each with fitted storage and a stylish family bathroom.

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EXTERNAL

The house sits on a generous plot with a private 35-meter garden at the rear which offers a large decked area, a neat lawn bordered with plants, and a dedicated play area, ensuring there's space for everyone to enjoy. The large gravel driveway accommodates multiple vehicles, and there is room to further expand the property, subject to planning permission, to suit your future needs.



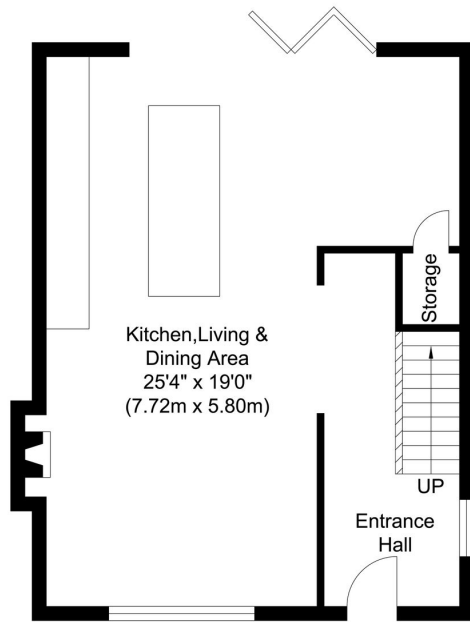
Oakham is a lovely market town, within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages.



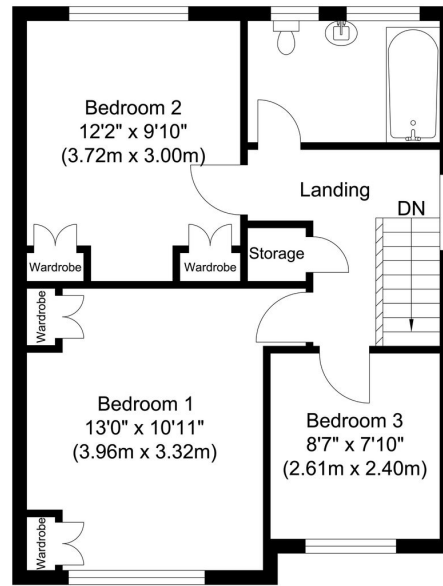
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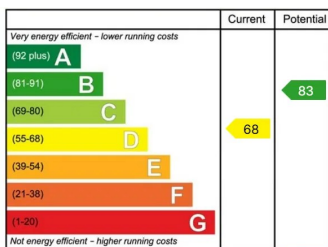
Ground Floor
Approximate Floor Area
482.00 sq. ft
(44.78 sq. m)



First Floor
Approximate Floor Area
470.16 sq. ft
(43.68 sq. m)

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

EPC RATING



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