



ST. ALBANS CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... SUBSTANTIAL, FOUR-BEDROOM FAMILY HOME ...”

A well-presented and substantial, four-bedroom family home with spacious and light-filled accommodation that would benefit from modernisation throughout, all sitting on a generously sized plot with a large south-west facing rear garden in a sought-after area of Oakham.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room,
Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One
Ensuite • South-West Facing Garden • Off-Road Parking, Double Garage
• Sought-After Location • Walking Distance to Town Centre • EER - E

Ground Floor

Enter the property into a spacious entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. The ground floor in brief comprises an amazing open plan living kitchen, two reception rooms, a utility room, and a downstairs cloakroom. The main living room is at the front of the property with a electric fire and windows to two elevations, one being a large bay window to the front allowing plenty of light. A set of glazed double doors opening from the living room into the dining room, another good-sized room with windows to two elevations allowing plenty of light and a door into the open plan living kitchen.

The impressive 38 ft. open plan living kitchen is at the rear of the property providing ample space and light flowing in through a window and two sets of sliding doors opening out to the rear patio. The kitchen area itself has a comprehensive range of fitted units with a variety of integrated appliances and additional space for further free-standing goods. The kitchen flows through the dining space into the seating area that has a feature fireplace with gas fire. The utility room is accessed from the open plan living kitchen offering further storage, space for white goods, a door into the integral garage and a door out to the side.



First Floor

To the first floor there are four double bedrooms, all with built-in wardrobes, a family bathroom and an ensuite. The master bedroom is served by an ensuite shower room, the further three bedrooms are served by a family bathroom. The family bathroom comprises a shower bath, wash hand basin and low flush lavatory.

Outside

The property itself sits on a huge, south-west facing plot wrapping around all sides. To the front there is a large tarmac driveway with lawned spaces to either side bounded by hedging. The driveway provides ample space for parking and access to the double garage with an automatic up and over door. There is pedestrian access to both sides of the property leading to the rear garden. The south-west facing rear garden is predominantly laid to lawn with a patio area sitting directly off the property offering a great space for outdoor entertaining. To the far end the garden dog legs to the right providing the perfect space for sheds and greenhouses out of view from the formal garden area. Similar to the front of the property, the rear is bounded on all sides by fencing or hedging creating a great degree of privacy and security.



“... SOUTH-WEST FACING
REAR GARDEN ...”

Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band G – Rutland County Council

Tenure

Freehold

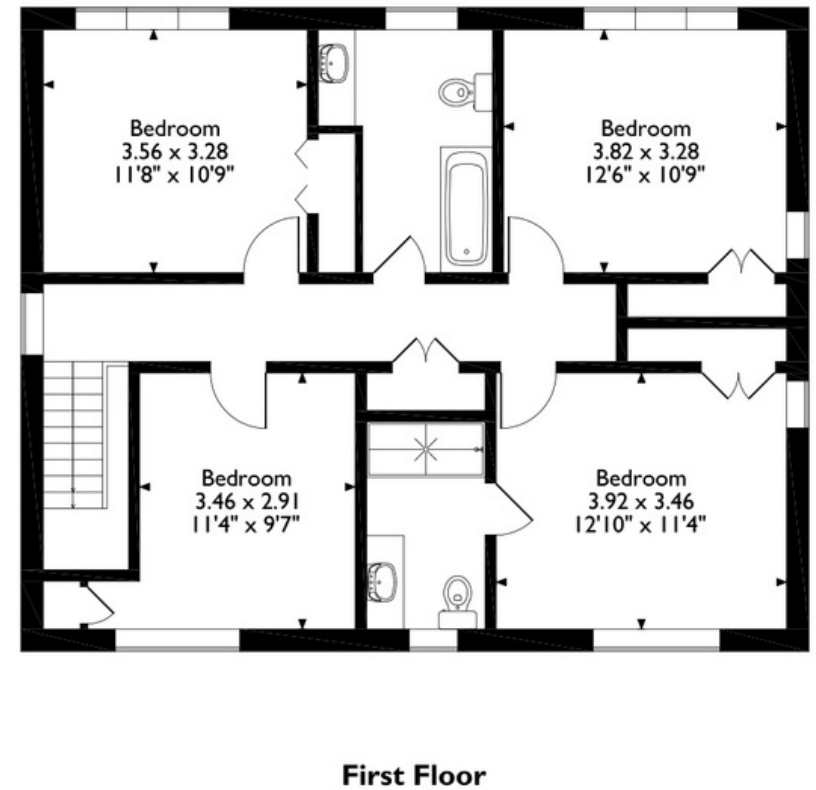
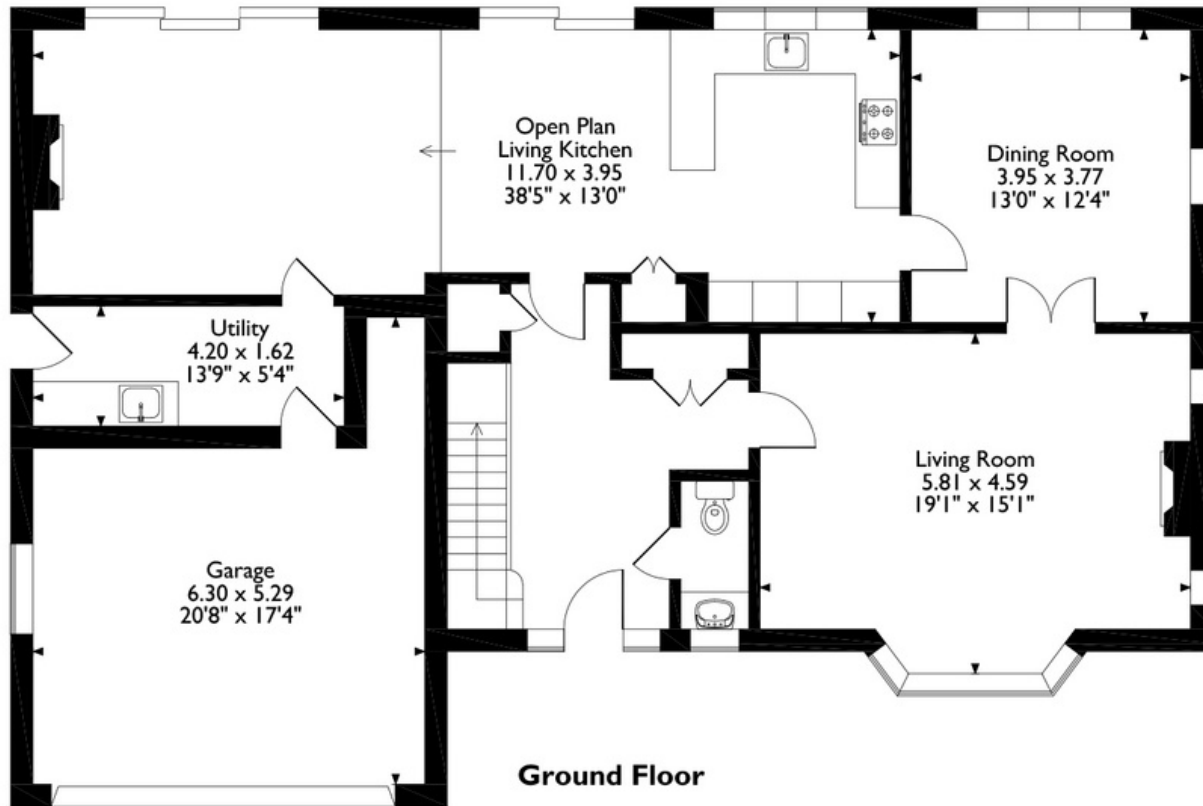




10 St. Albans Close, Oakham, Rutland LE15 6EW

House Total Approx. Gross Internal Floor Area incl. Garage = 2325 ft² / 216 m²

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.