



CATMOSE PARK ROAD  
OAKHAM, RUTLAND

JAMES  
SELICKS







## “... DETACHED FAMILY HOME ...”

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**A beautifully-presented, four/five bedroom, detached family home with spacious and free-flowing accommodation and a spectacular plot extending to half an acre with a mature, south-facing garden and private driveway, all sitting within a short walk of Oakham town centre.**

Breakfast Kitchen • Three Reception Rooms • Utility Room, Ground Floor Shower Room • Master Bedroom Suite with Balcony • Three/Four Further Bedrooms • Family Bathroom, Two Ensuites • Private Driveway • South-Facing Garden, 0.5 Acre Plot • Walking Distance to Town Centre • EER-C

### Ground Floor

The ground floor in brief comprises a breakfast kitchen, three reception rooms, a utility room, and a ground floor shower room. The breakfast kitchen is at the front of the property overlooking the landscaped front garden. The kitchen itself has a comprehensive range of contemporary fitted units with all integrated appliances and a breakfast bar seating four. A utility room sits just off with further storage, space for white goods and a door out to the side of the property. An archway from the kitchen flows into a well-sized dining room with a glazed door opening out to a glass canopy, decking area and garden.

Glazed double doors then open into the property's main living room, spanning almost the entire depth of the house with a log burning stove and glazing to the rear elevation providing wonderful views over the garden. A further reception room sits just off the main living room with a glazed door opening out to the decking. This room also provides access to a ground floor shower room and a study and could easily be used as a ground floor bedroom.





## First Floor

To the first floor, a spacious landing provides access to three double bedrooms and a small double. The master bedroom suite is a generous size, complete with both a dressing room, an ensuite bathroom and a balcony providing the ideal spot to enjoy the garden views. The second bedroom also has views over the garden and has built-in wardrobes and its own ensuite shower room. The two further bedrooms are served by a family bathroom comprising a bath, separate shower, wash hand basin, low flush lavatory and heated towel rail.

## Outside

Outwardly the property has been expertly landscaped and designed by the current owners. To the front there is ample off-road parking on a private driveway with an area of structured hard landscaping, planted box hedging and topiary intersected with Indian sandstone paths. There are also lovely views from the front of the property looking out over Rutland Farm Park.

To the rear of the property there is a spacious composite deck providing a fantastic entertaining space and creating a wonderful flow from inside to out. Covering part of the deck is a large glass canopy, enclosed on three sides it offers an amazing space to enjoy the garden come rain or shine!

The deck steps down to a beautifully landscaped garden that stretches away from the back of the house to designated seating areas. A garden path and steps wind their way through the garden to a timber bridge crossing a stream and providing access to a naturalised area and paddock. The garden is certainly a unique and superb feature of this property and when sitting on the deck or looking out from the rear of the house your view is directly over your garden as it stretches away in a southerly direction with a lovely vista over the neighbouring countryside framed by mature specimen trees.

“... THE GARDEN IS A UNIQUE  
AND SUPERB FEATURE ...”

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### 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 D – Rutland County Council

### Tenure

Freehold





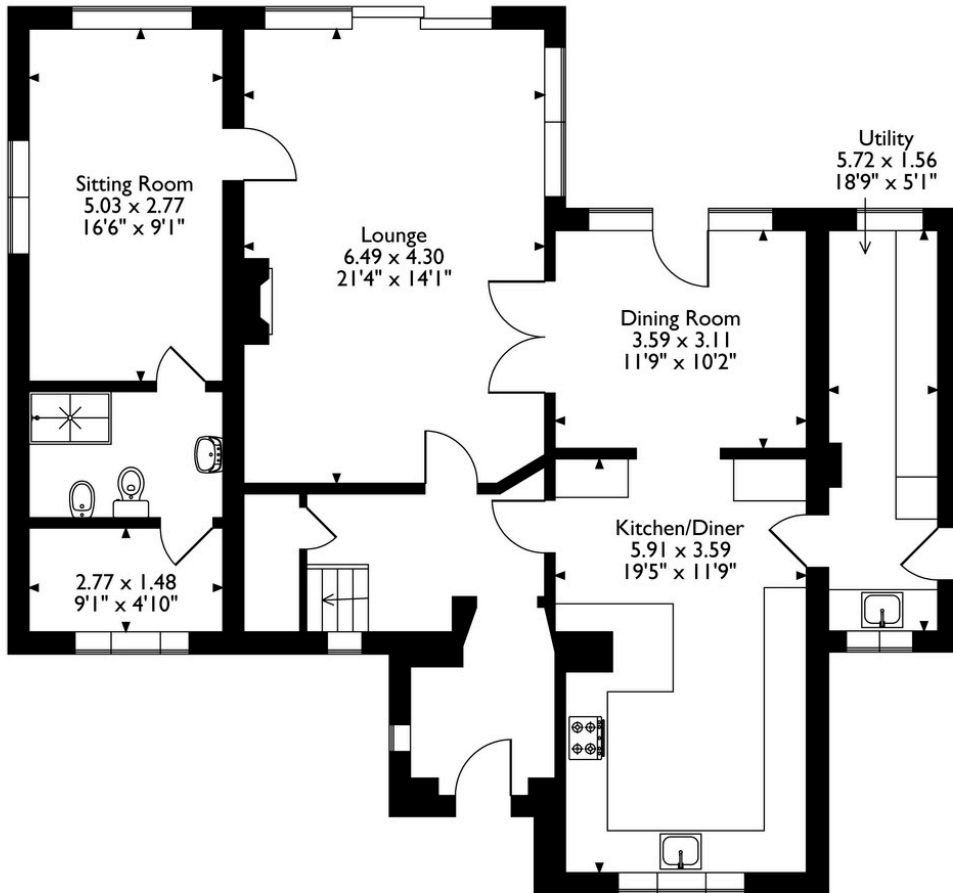




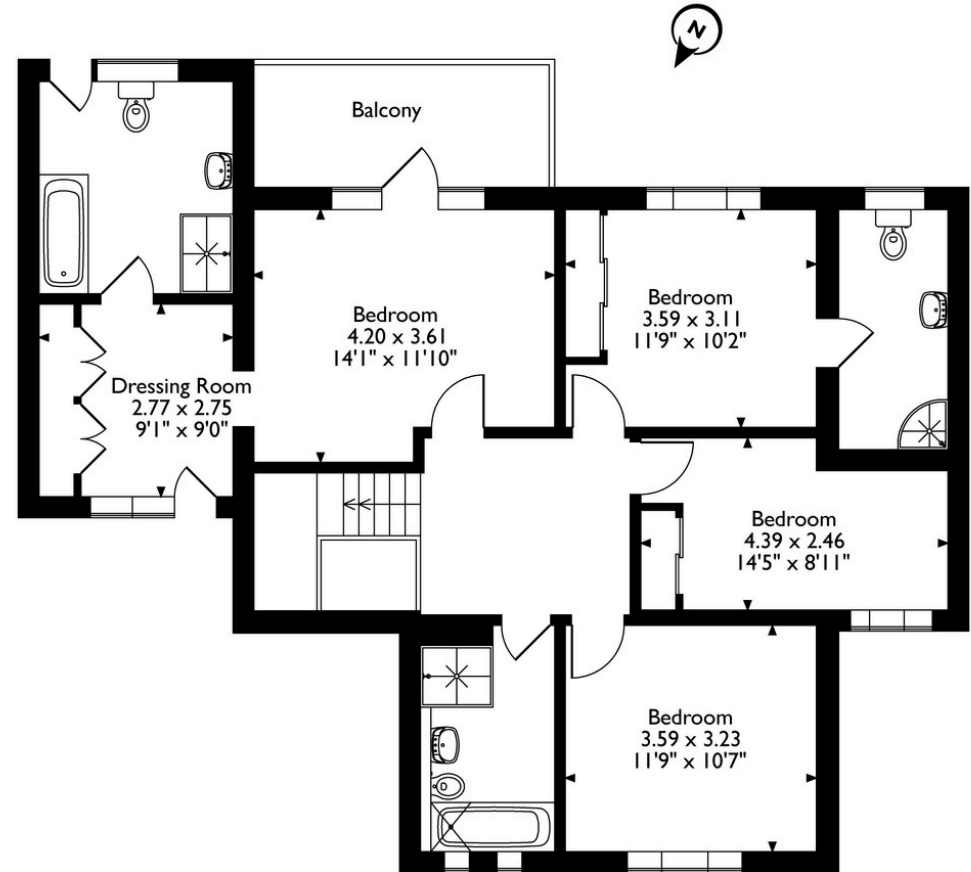
16 Catmose Park Road, Oakham, Rutland LE15 6HN

House Total Approx. Gross Internal Floor Area = 2228 ft<sup>2</sup> / 207 m<sup>2</sup>

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



**Ground Floor**

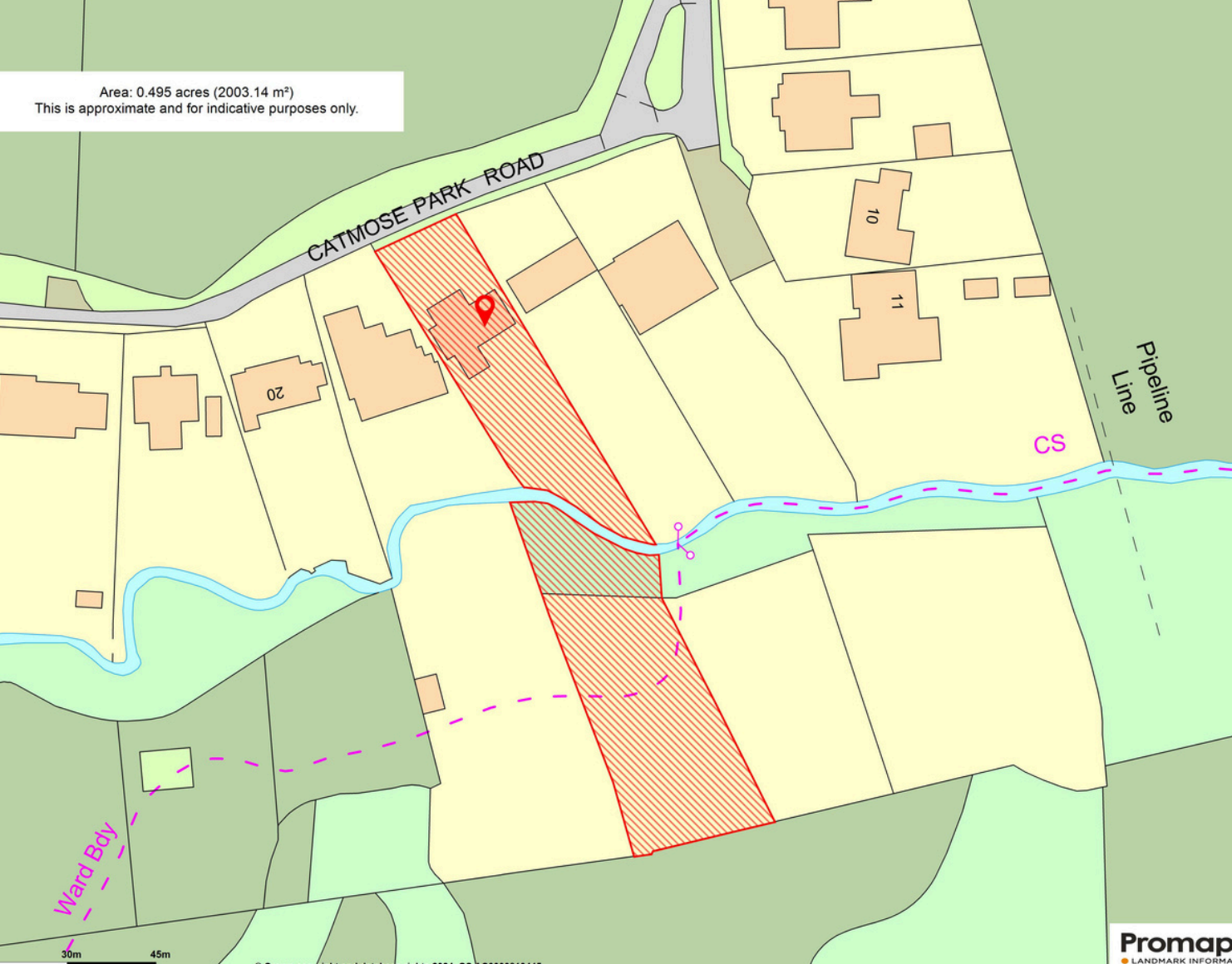


**First Floor**

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.



Area: 0.495 acres (2003.14 m<sup>2</sup>)  
 This is approximate and for indicative purposes only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.