



CATMOSE PARK ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... A UNIQUE OPPORTUNITY ...”

A unique opportunity to acquire a five-bedroom, detached property in need of modernisation and renovation throughout, sitting in a secluded location surrounded by well-established grounds of approximately 1.25 acres, only a stone's throw from Oakham town centre.

Kitchen • Four Reception Rooms • Utility Room, Downstairs Cloakroom •
Five Bedrooms • Two Bath/Shower Rooms • Well-Established Plot,
Approx. 1.25 Acres • Sought-After Location • Walking Distance to Town
Centre • In Need of Modernisation & Renovation, Development Opportunity
• EER - E

Ground Floor

The ground floor in brief consists of a kitchen, four reception rooms, a utility room and a downstairs cloakroom. To the left of the entrance hall are the three main reception rooms, all generous proportions, and sitting to the south side of the property with dual-aspects allowing plenty of light.

The initial reception room has a herringbone floor with an open fire and a door that flows through to the second reception room, again with an open fire, a French door opening out to the garden and sliding doors opening into the third reception room. A further reception room sits to the right of the entrance hall adjacent to the kitchen.

The kitchen itself has a good range of fitted units with ample storage, space for free-standing appliances and a door into the large utility room. The ground floor is completed by a downstairs cloakroom.



First Floor

To the first floor, a spacious and light landing gives way to the bedroom and bathroom accommodation. There are two large double bedrooms, a smaller double and two single bedrooms, all with built-in storage or ample space for free-standing furniture. All five bedrooms are served by two bath/shower rooms.

Outside

The property is approached via its own private driveway providing ample off-road parking and access to a detached double garage. The grounds surround the property on all sides and are made up of a variety of lawned and seating areas with the further extent of the grounds being woodland.

This incredible plot could hold one of the most valued properties in Oakham and is offered to the market with the agent's highest recommendation for an internal inspection. Sitting in a wonderfully secluded location it offers a purchaser the opportunity to create a remarkable home, whether it's viewed as a restoration project or a potential building plot, subject to the necessary planning consents and building regulations.



“... SITTING IN A WONDERFULLY
SECLUDED LOCATION ...”

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.

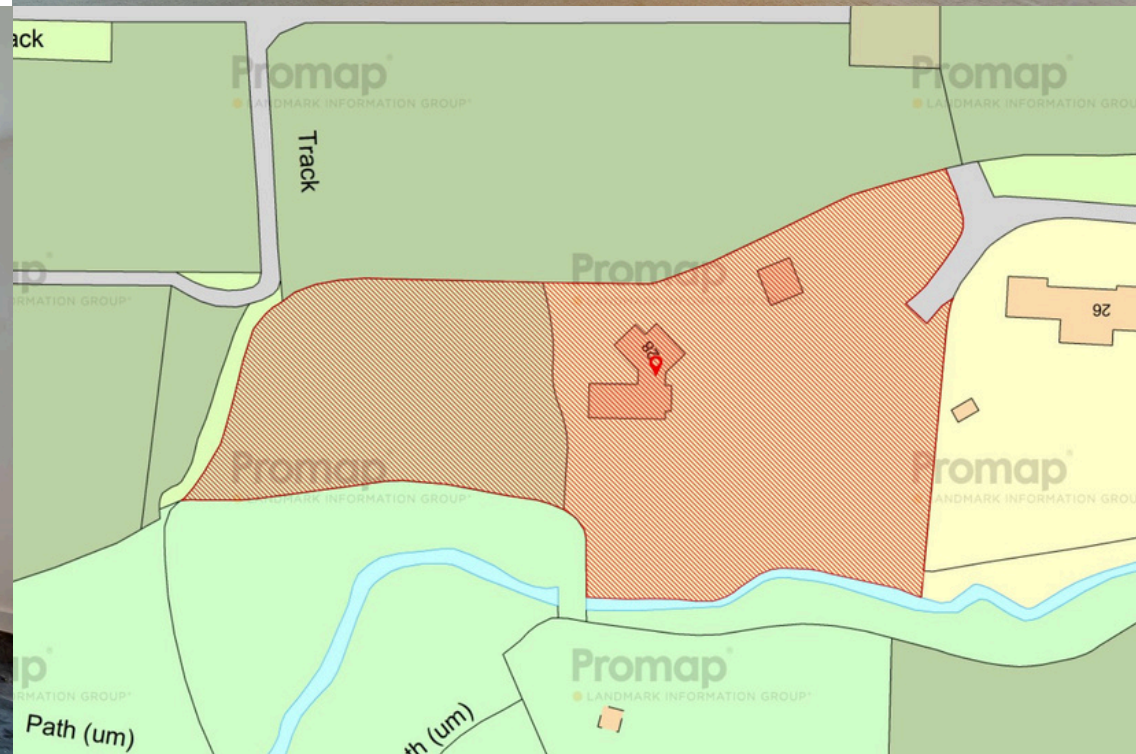
Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council –Tax Band G

Tenure

Freehold

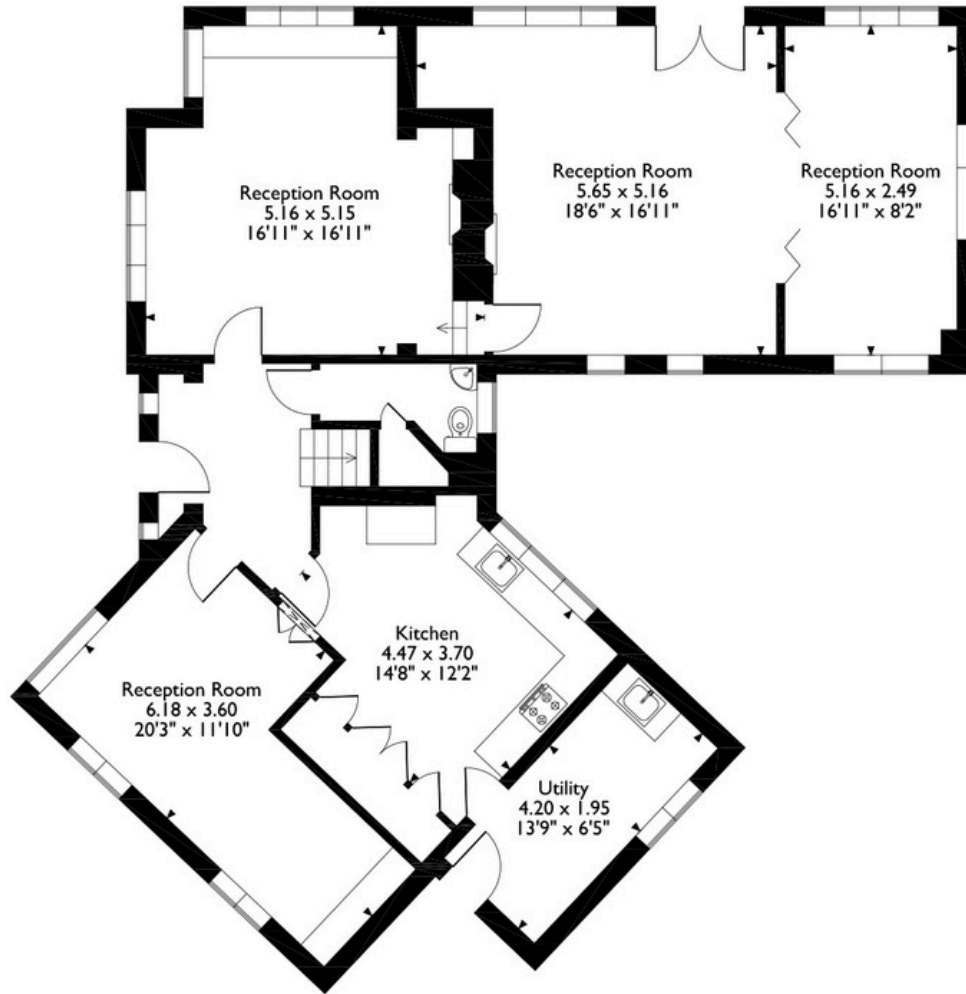




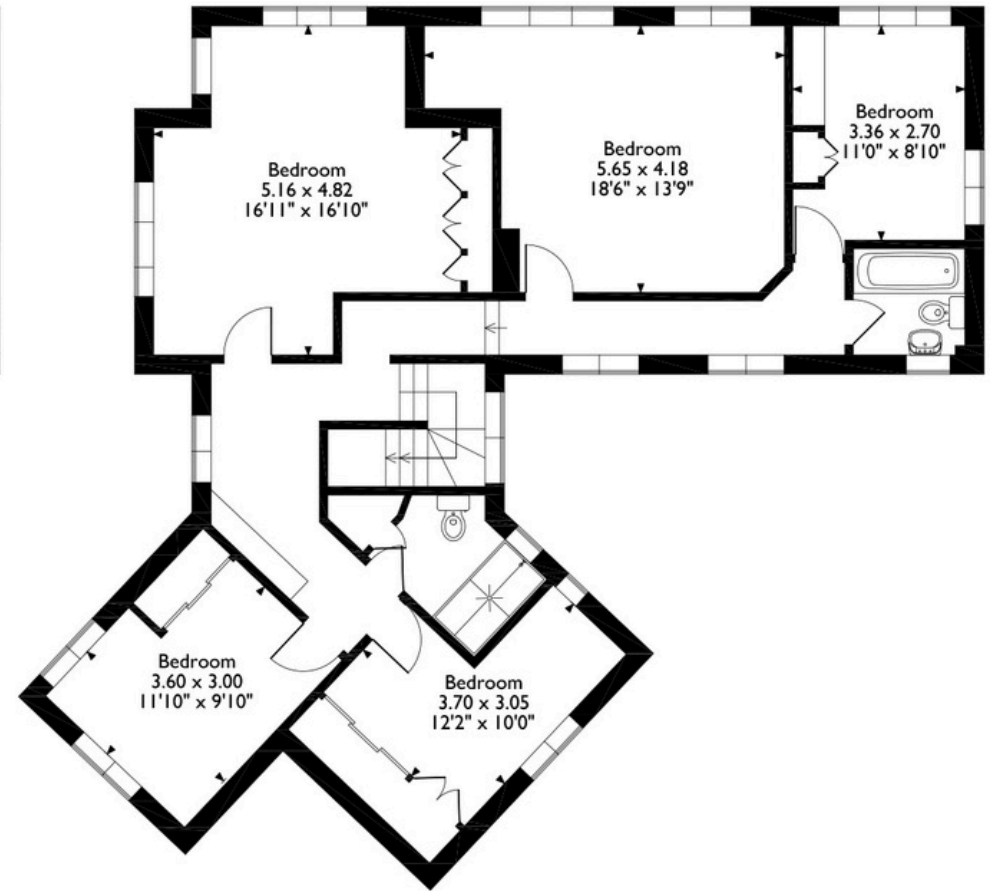
28 Catmose Park Road, Oakham, Rutland LE15 6HN

House Total Approx. Gross Internal Floor Area = 2464 ft² / 229 m²

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

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.