



FORTH CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... DECEPTIVELY SPACIOUS ACCOMMODATION...”

A well-presented, two-bedroom bungalow offering deceptively spacious accommodation with a low maintenance garden and off-road parking, with easy walking distance of Oakham town centre.

Dining Kitchen • Three Reception Rooms • Two Bedrooms • Shower Room • Low Maintenance Front & Rear Gardens • Off-Road Parking • Walking Distance to Town Centre • NO CHAIN • EER - C •

Accommodation

An entrance porch opens into the property's main reception room, a spacious and light-filled room with two windows to the front and doors to the further accommodation. Straight ahead, there is a further reception room that has historically been used as a study that then flows into a conservatory with a French door opening out to the rear garden. To either side of the reception rooms is the bedroom accommodation, one double bedroom with built-in wardrobes and a single bedroom. Both bedrooms are served by a shower room comprising a large walk-in shower, wash hand basin, low flush lavatory and a heated towel rail. The property is completed by a generously sized dining kitchen offering a comprehensive range of fitted units with ample space for free-standing appliances and a door out to the side.

Outside

To the front of the property there is off-road parking with steps and a pathway leading to the front door. To the left of the pathway is a hard-landscaped front garden with an array of mature planting with hedging on two sides providing a good degree of privacy. There is pedestrian access to the right-hand side of the property leading to the rear garden. Similarly to the front garden, the rear garden is hard-landscaped but has a multitude of well-established soft planting creating year-round interest and complete privacy from neighbours.



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 C

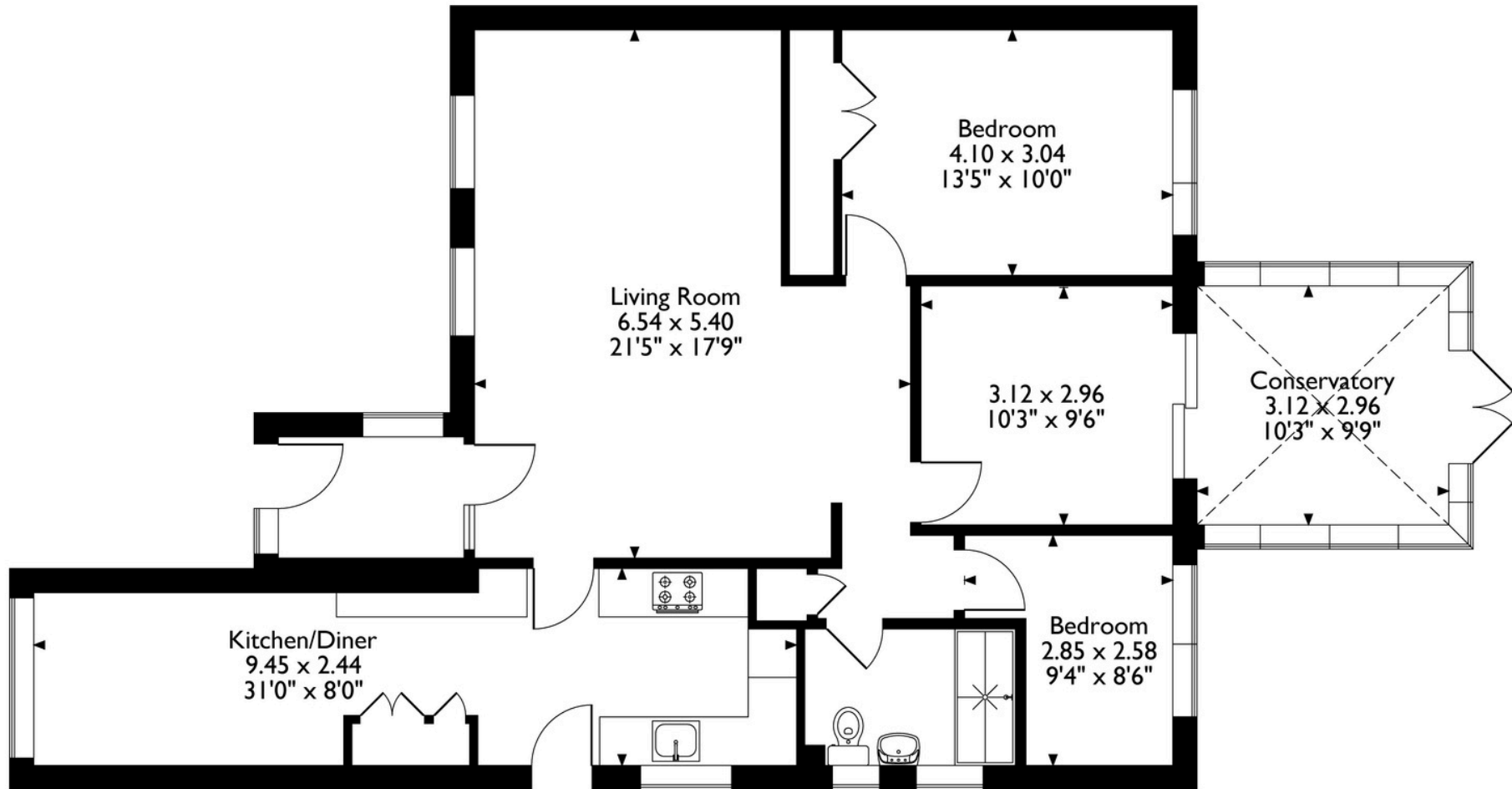
Tenure

Freehold



8 Forth Close, Oakham, Rutland LE15 6JW

House Total Approx. Gross Internal Floor Area = 1130 ft² / 105 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground 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		83 B
69-80	C	69 C	
55-68	D		
39-54	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.