



DIGBY DRIVE
OAKHAM, RUTLAND

JAMES
SELICKS



“... GENEROUS PLOT WITH A WELL-ESTABLISHED GARDEN ...”

A spacious, two-bedroom bungalow sitting on a generous plot with a well-established south-facing garden, off-road parking and garaging, well located within easy walking distance of Oakham town centre.

Breakfast Kitchen • Two Reception Rooms • Two Double Bedrooms • Shower Room • Single Garage, Outbuilding • South Facing Garden • Off-Road Parking • Walking Distance to Town Centre • EER - D

Accommodation

A spacious hallway gives way to the property's accommodation, the living accommodation to the rear and the bedroom and bathroom accommodation to the front. The breakfast kitchen has a good range of fitted units with a variety of integrated appliances, space for further free-standing appliances, a window overlooking the garden and a door out to the side. The two well-proportioned reception rooms sit adjacent to the kitchen, both overlooking the garden, the living room with a gas fire and the dining room with a French door opening out to the patio.

There are two double bedrooms sitting to the front of the property, both offering ample built-in wardrobes and served by a separate shower room. The shower room is complete with a large walk-in shower, wash hand basin and low flush lavatory.

Outside

The front of the property has been hard landscaped with a mixture of paving, gravel and shrubs with a pathway leading to the front door. To left there is a paved driveway providing off-road parking and access to the single garage with an up and over door.

To the rear there is a beautifully landscaped and well-established, south facing garden that is predominantly laid to lawn with a variety of mature planting and a large patio sitting adjacent to the living accommodation. There is a further outbuilding attached to the rear of the garage and fencing on all sides of the garden providing a good degree of privacy and security.



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

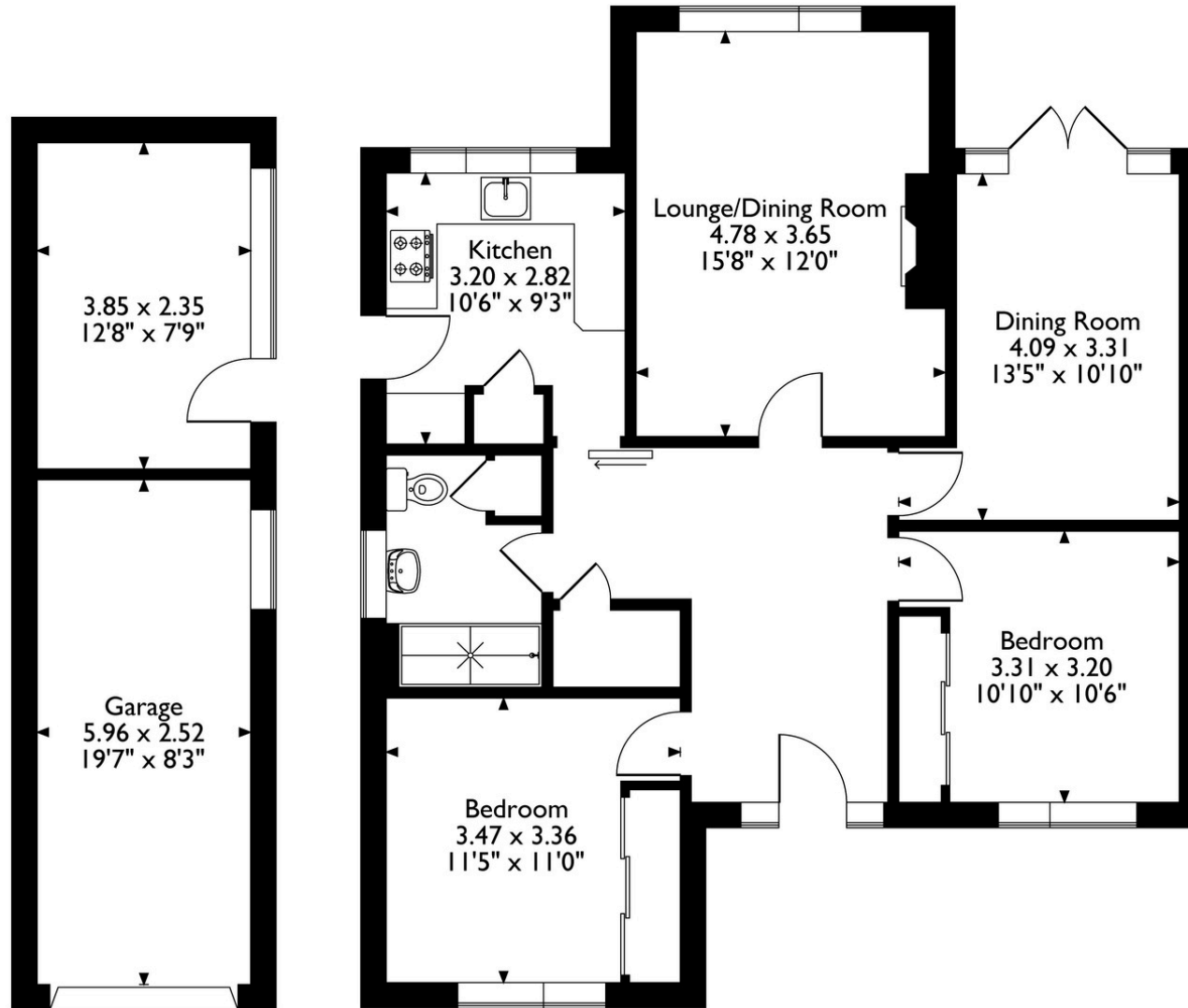
Freehold



27 Digby Drive, Oakham, Rutland LE15 6LJ

House Total Approx. Gross Internal Floor Area incl. Garage = 1162 ft² / 108 m²

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



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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.