



CATMOSE PARK ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... WELL-PRESENTED, FOUR-BEDROOM DETACHED HOME ...”

Originally built in 1952, this well-presented, four-bedroom detached home stands on an impressive plot of approximately 0.4-acres with a southerly-orientation and is in a sought-after area at the edge of Oakham, just a stone's throw from the town centre.

Dining Kitchen • Two Reception Rooms • Utility Room • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Private Driveway • South-Facing Garden • Approximately 0.4-Acre Plot • Walking Distance to Town Centre • EER - D

Ground Floor

The property's accommodation is arranged over two floors, plus attic and in brief comprises a dining kitchen, two reception rooms, four bedrooms, two bathrooms and a useful attic room. The attic room, subject to necessary building regulations approval could be converted into a fifth bedroom and ensuite with the installation of a staircase.

Enter the property via an entrance porch into a central hallway providing access to the ground floor accommodation. Straight ahead is the dining kitchen with beams to the ceiling and French doors opening out to the garden. The kitchen itself has a good range of Shaker style units with ample space for free-standing appliances. A door from the kitchen opens into the utility room providing further storage, space for white goods and a door out to the side of the property.

To the right of the central hallway, glazed doors open into the large and light reception space with beams to the ceiling, windows on three sides and a French door opening out to the garden.

The initial area is the living room with a feature fireplace and modern coal-effect log burning stove inset and then the room flows round to a dining room. The room in its entirety offers plenty of space to create a variety of different areas to utilise as you wish. The ground floor is completed by a downstairs cloakroom.



First Floor

Stairs rise to the first floor where the light and airy landing gives way to the bedroom and bathroom accommodation. The master bedroom suite is at the rear of the property with beautiful views over the garden and a balcony providing the perfect spot to enjoy them. This room is complemented by a dressing area and an ensuite bathroom comprising a free-standing bath, walk-in shower, wash hand basin, low flush lavatory, heated towel rail and underfloor heating. There are a further three bedrooms, one to the front and two to the rear, all served by a fully equipped family bathroom.

Outside

The property's plot extends to approximately 0.4-acres with the rear overlooking the wonderfully mature garden and the front overlooking the popular Rutland Farm Park. To the front there is a block-paved driveway providing ample off-road parking and pedestrian access down the left-hand side to the rear garden. The rear garden itself has been lovingly cared for by our current owner and offers a wonderfully private and mature outdoor space to enjoy and admire throughout all the seasons. Directly off the living areas of the property is a raised decking that steps down to a patio with ample space for outdoor furniture. Stepping down another level from the patio there is a further area that is predominantly laid to lawn with a variety of mature shrubs and specimen trees. A path from here leads down over a brook where you will find approximately 0.2 acres of additional land.

“... PRIVATE AND MATURE
OUTDOOR SPACE TO ENJOY AND
ADMIRE THROUGHOUT ALL THE
SEASONS ...”



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 F

Tenure

Freehold

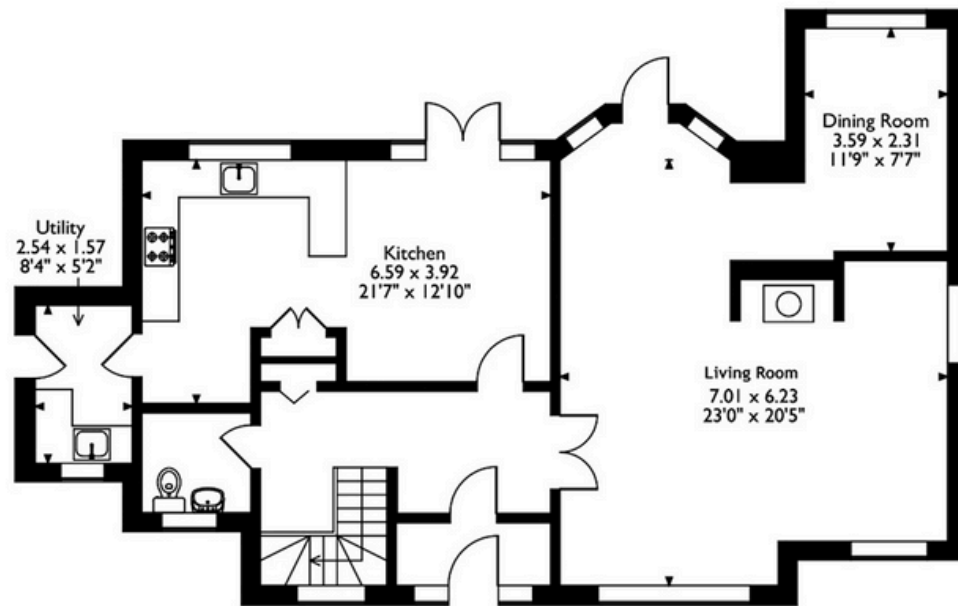




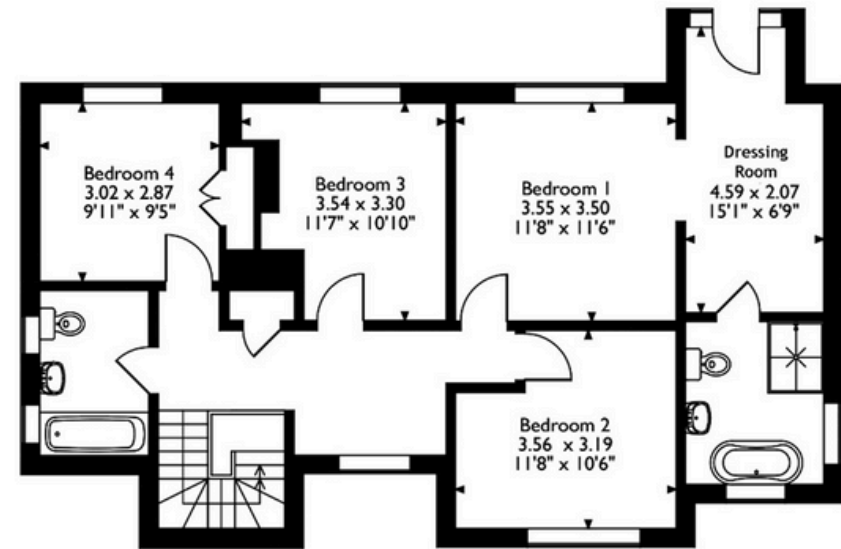
20 Catmose Park Road, Oakham, Rutland LE15 6HN

House Total Approx. Gross Internal Floor Area = 2132 ft² / 198 m²

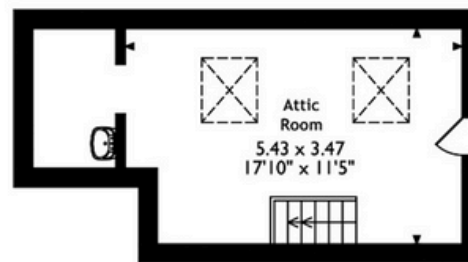
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



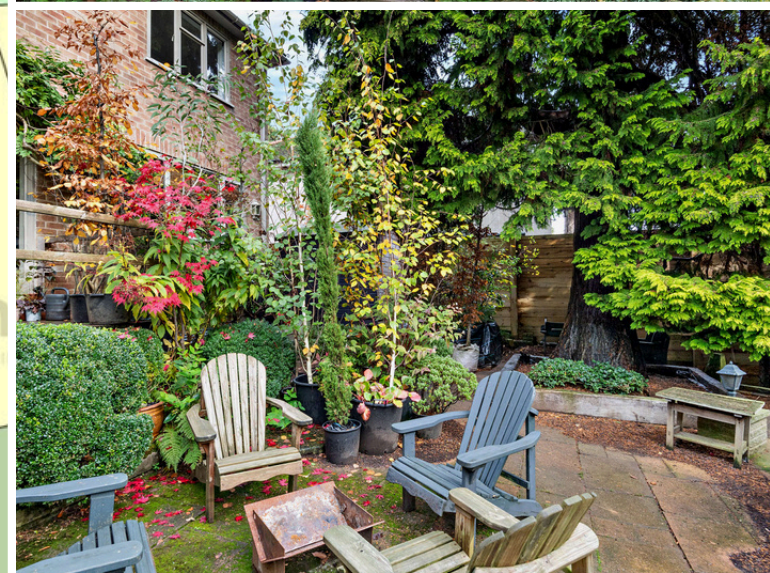
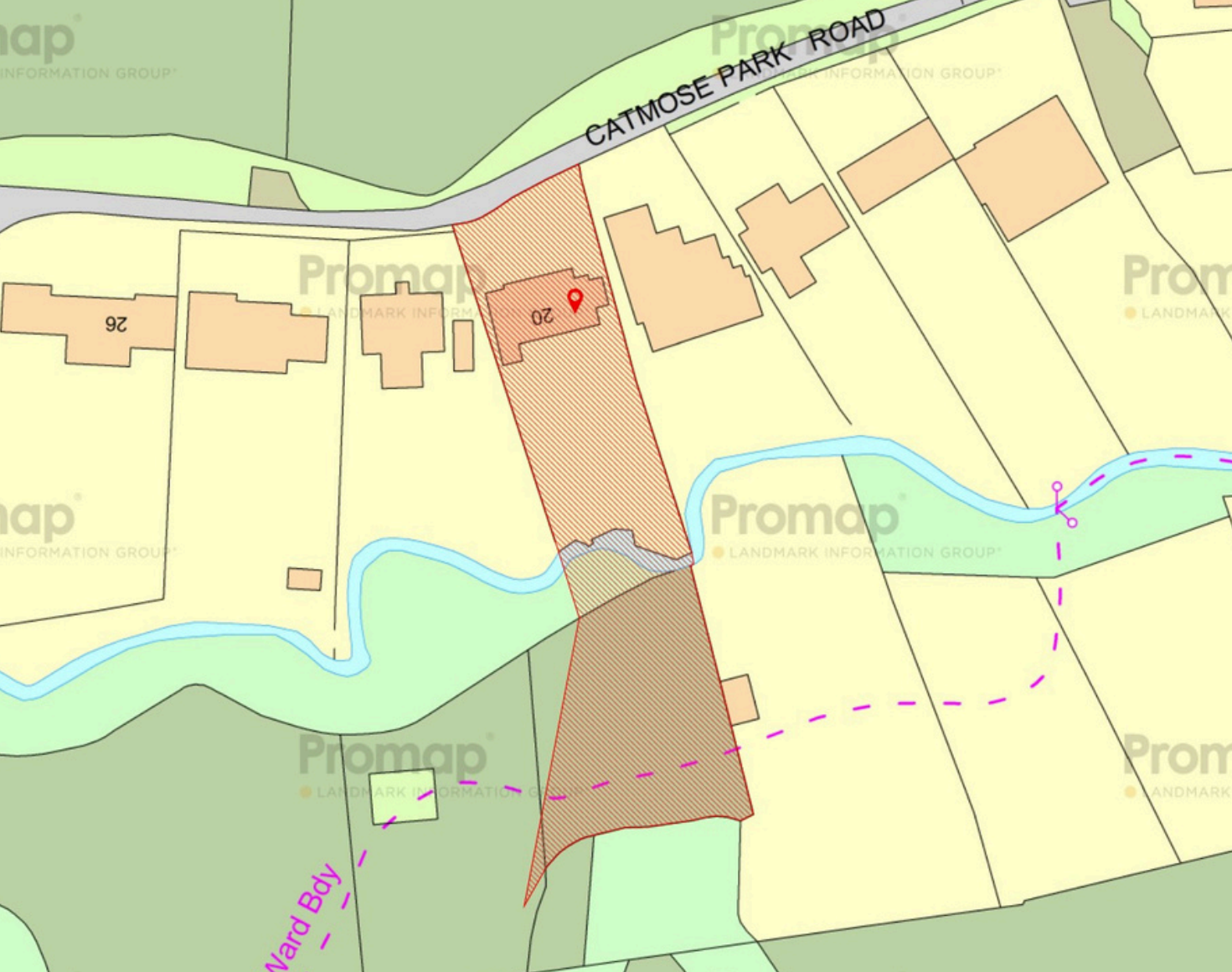
First Floor



Second 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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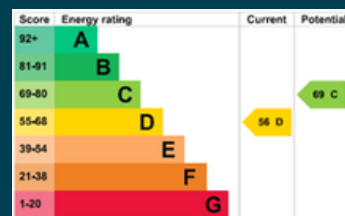
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Measurements and Other Information

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.

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