



ST. ALBANS CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM, DETACHED BUNGALOW ...”

A three-bedroom, detached bungalow with spacious accommodation, sitting on a generous plot with ample off-road parking and a double garage, within easy walking distance of Oakham town centre.

Breakfast Kitchen, Utility Room • 33 ft. Reception Room • Study •
Three Double Bedrooms • Three Bath/Shower Rooms • Double Garage,
Off-Road Parking • Generous Plot • Walking Distance to Town Centre •
NO CHAIN • EER - C

Accommodation

Enter the property in a large entrance hall that gives way to a central hallway providing access to the accommodation. Straight ahead is the breakfast kitchen featuring a range of fitted units with a variety of integrated appliances, a useful storage cupboard, space for a breakfast table and sliding doors into the main reception room. The main reception is a large, L-shaped room with a dual aspect allowing plenty of natural light. The space is separated into two separate areas, a dining room with a French door opening out to the garden and the living room with a gas fire. The living accommodation is completed by a useful study and a utility room sitting adjacent to the breakfast kitchen.

The property features three double bedrooms, all with built in storage, one with an ensuite and the others served by both a bathroom and a shower room.

Outside

Externally the property sits on a generous wrap-around plot approached via a large block-paved driveway allowing ample parking and access to the double garage with up and over doors. The main garden sits to the south-east side of the property, predominantly laid to lawn with an array of soft planting, hedging and fencing on all sides providing a great degree of privacy plus a patio area sitting directly off the property's living room. The further garden area sits to the rear of the property again mainly laid to lawn with well planted borders and a seating area.



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. The property has solar panels equipped with a storage battery, offering energy efficiency and sustainability.

Rutland County Council – Tax Band F

Tenure

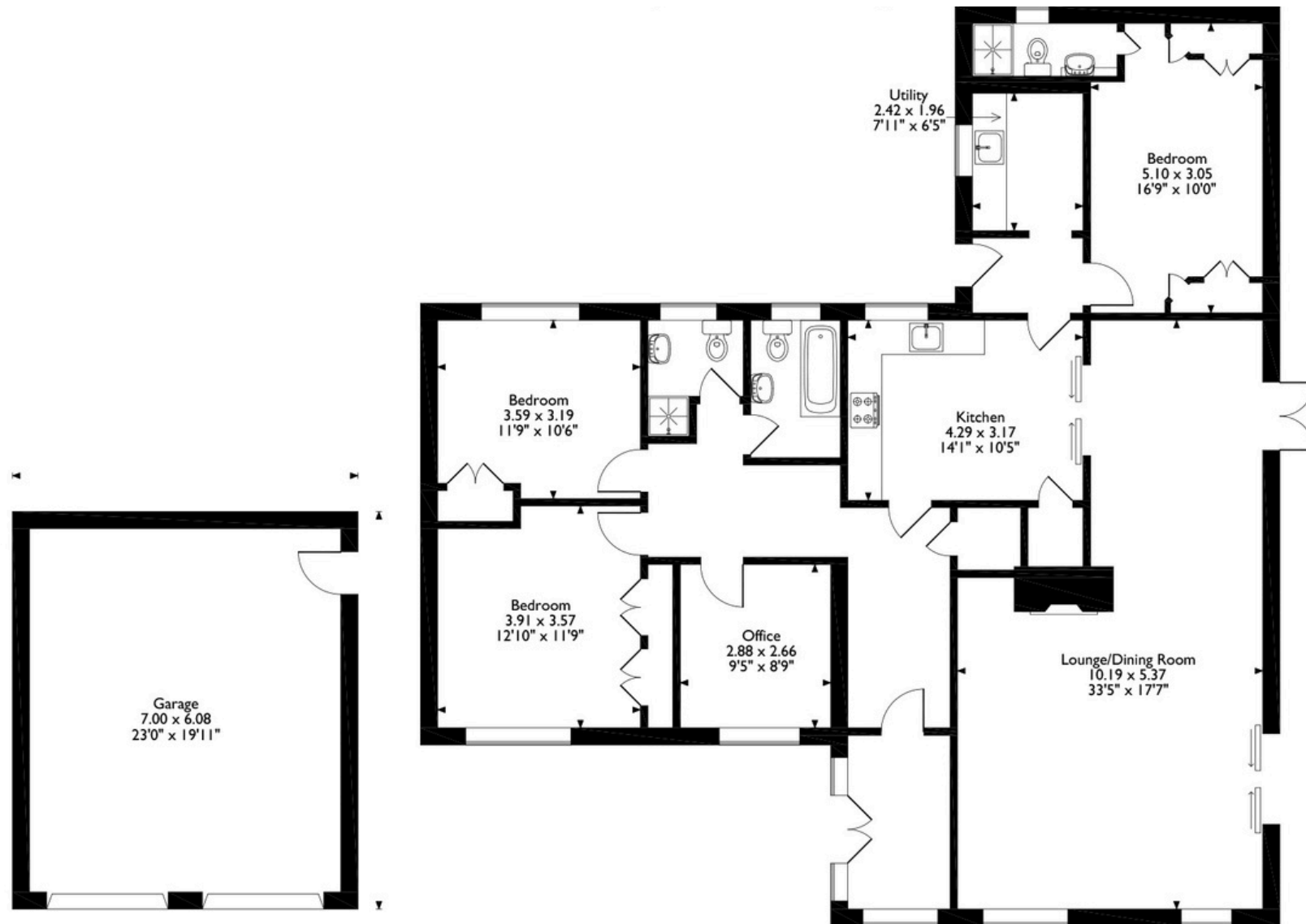
Freehold



13 St. Albans Close, Oakham, Rutland LE15 6EW

House Total Approx. Gross Internal Floor Area incl. Garage = **2013 ft² / 187 m²**

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



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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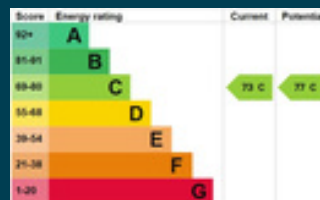
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Measurements and Other Information

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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