



SCHOFIELD ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... THREE-BEDROOM DETACHED HOME ...”

A well-presented, three-bedroom detached home with off-road parking, garaging and a private rear garden, well-located within walking distance of Oakham town centre.

Kitchen, Utility Area • Three Reception Rooms • Three Bedrooms •
Family Bathroom, One Ensuite • Single Garage, Off-Road Parking •
Private Rear Garden • Walking Distance to Town Centre • NO CHAIN •
EER - C •

Accommodation

The ground floor in brief comprises a central entrance hall, a kitchen and three reception rooms. The kitchen itself has a good range of modern fitted units with a variety of integrated appliances and a useful storage cupboard. An archway leads from the kitchen into the extension that has created a light and airy living space with a large roof lantern. There is a useful utility area and bi-fold doors to two elevations offering a wonderful flow out to the rear garden. The main reception room spans the depth of the property with a gas fire and a glazed door opening out to the rear garden. The ground floor is completed by a snug.

To the first floor there are three bedrooms and two bath/shower rooms. The primary bedroom has a dual aspect allowing plenty of natural light, built-in wardrobes and an ensuite shower room. The further two bedrooms both have built-in wardrobes and are served by a family bathroom. The family bathroom comprises a shower bath, wash hand basin and a low flush lavatory.

Outside

Externally the property features a tarmac driveway providing off-road parking for one vehicle and giving way to a single garage with an up and over door. A pedestrian gate to the left of the garage leads down the side of the property to the private rear garden. The garden is predominantly laid to lawn with a variety of seating areas, mature planting and fencing on all sides 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 D

Tenure

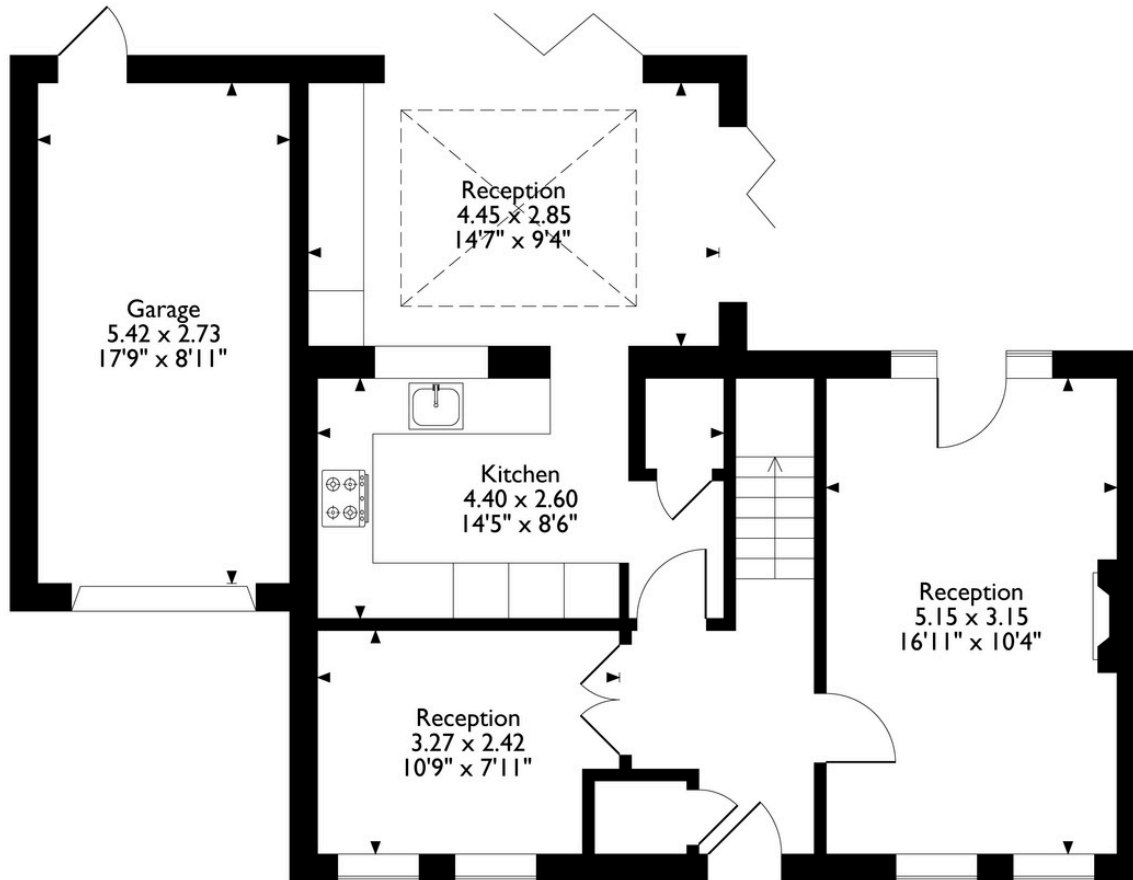
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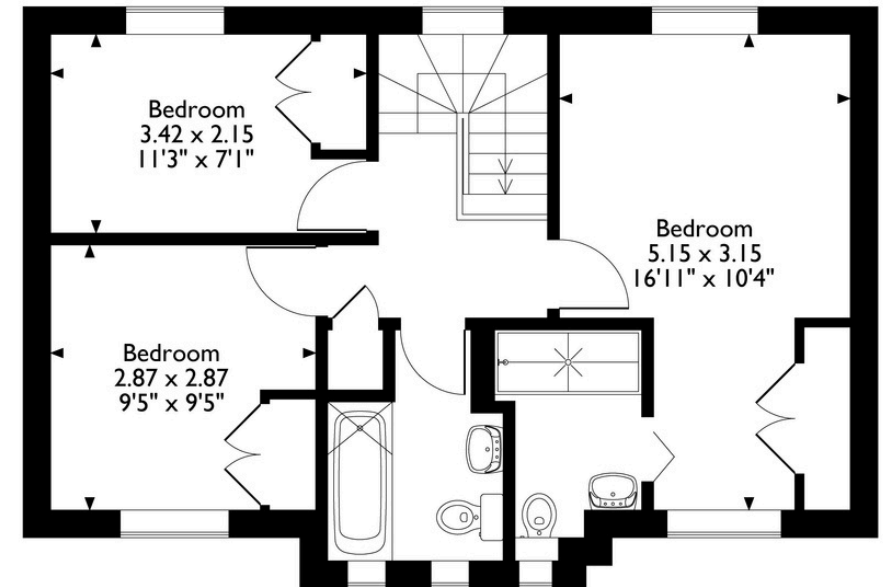
9 Schofield Road, Oakham, Rutland LE15 6FW

House Total Approx. Gross Internal Floor Area incl. Garage = 1291 ft² / 120 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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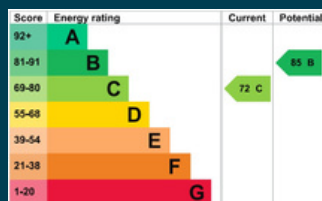
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Measurements and Other Information

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.