



ALWYNE CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... CHARMING AND VERSATILE ACCOMMODATION ...”

A delightful two/three-bedroom period home brimming with character, offering charming and versatile accommodation with a private outdoor space, off-road parking, and a prime position in the heart of the historic market town of Oakham.

Breakfast Kitchen • One Reception Room • Three Double Bedrooms •
Two Bath/Shower Rooms • Private Courtyard Area • Off-Road Parking •
Town Centre Location • Grade II Listed • NO CHAIN •

Accommodation

Enter the property into an entrance porch, which provides access to both the breakfast kitchen and the reception room. The breakfast kitchen has a modern range of fitted units, offering ample storage and a variety of integrated appliances. There's also space for an American-style fridge freezer and a convenient breakfast bar, making it a perfect space for casual dining and entertaining. The dual-aspect reception room features exposed ceiling beams and a red-brick fireplace. This cosy living area also includes a useful understairs storage cupboard and stairs leading to the first floor.

Completing the ground floor is a versatile room that can serve as a second reception area or a ground-floor bedroom, conveniently located next to a bathroom equipped with a shower bath, wash hand basin, and low flush WC.

Upstairs, the first floor boasts a spacious and light-filled primary bedroom with charming, exposed beams, built-in wardrobes, and an ensuite shower room. A second staircase from the landing leads to the second floor, where you'll find a further double bedroom, perfect for guests or additional family members.

This home combines period character with practical living spaces, creating a welcoming and flexible environment for any lifestyle. Externally the property has a private gated courtyard area and space for off-road parking.



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

Freehold



7 Alwyne Close, Oakham, Rutland LE15 6HR

House Total Approx. Gross Internal Floor Area = **1302 ft² / 121 m²**

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





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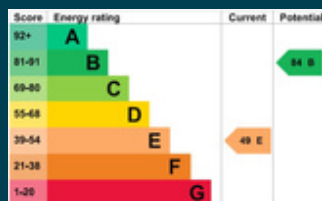
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Measurements and Other Information

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.