



NORTHGATE
OAKHAM, RUTLAND

JAMES
SELICKS



“... BEAUTIFULLY-FINISHED, FOUR-BEDROOM PERIOD HOME ...”

A beautifully-finished, four-bedroom period home with well-proportioned accommodation, a private rear courtyard and outbuildings, well-situated in the heart of Oakham town centre.

Open Plan Living Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Courtyard Garden • Outbuildings • Town Centre Location • Grade II Listed •

Accommodation

The ground floor in brief comprises an open plan living kitchen, reception room, utility room and downstairs cloakroom. The open plan living kitchen spans the width of the property with two large windows to the front allowing plenty of natural light. The kitchen itself has a comprehensive range of fitted shaker style units with a variety of integrated appliances and a breakfast bar. The other side of the room has both a dining and seating area with a feature fireplace and electric fire. Beyond this room is the reception room, a cosy room with beams to the ceiling. There is a door out to the courtyard garden and a door into an internal hallway that has another door out to the garden and stairs rising to the first floor. The ground floor is completed by a utility room offering further storage, space for white goods and a door into the downstairs cloakroom.

The bedroom and bathroom accommodation are arranged over two floors. The first floor starts with the principal bedroom complete with an ensuite shower room and built-in wardrobes. There is a further double bedroom and a spacious main bathroom comprising a panelled bath, wash hand basin, low flush lavatory and a heated towel rail. The two further double bedrooms are located on the second floor accessed via two separate staircases. The larger of the two bedrooms spans the width of the property with exposed beams and ample space for a bedroom and seating area.

Outside

Externally, the front door is accessed directly off Northgate with a shared gated and covered passageway to the left-hand side providing access to the rear. To the rear of the property there is a private and hard-landscaped courtyard garden with two generously sized outbuildings ideal for storage. This property is a truly stunning home, thoughtfully restored to preserve its original charm and character throughout.



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



21 Northgate, Oakham, Rutland LE15 6QR

House Total Approx. Gross Internal Floor Area incl. Outbuildings = **2272 ft² / 211 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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**JAMES
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LISTED BUILDINGS



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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.