



WESTFIELD AVENUE
OAKHAM, RUTLAND

JAMES
SELICKS



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

A recently modernised and updated, three-bedroom semi-detached property with an incredibly generous garden and off-road parking, well located within easy walking distance of Oakham town centre.

Kitchen • Two Reception Rooms • Utility Room, Downstairs WC • Two Double Bedrooms, One Single Bedroom • Family Bathroom • Large Garden with Garden Office • Off-Road Parking • Walking Distance to Town Centre • EPC - TBC •

Accommodation

Enter the property into a spacious entrance hall providing access to the ground floor accommodation and with stairs rising to the first floor. Straight ahead lies the kitchen, located at the rear of the property, offering a range of fitted units, a pantry and a window overlooking the garden. Adjacent to the kitchen is a useful utility room, providing additional storage, space for white goods, external access to both the front and rear of the property, and access to the downstairs WC. The ground floor is completed by two reception rooms, which flow seamlessly from one to the other via an archway, offering flexible and connected living space.

Upstairs, the first floor offers three bedrooms—two doubles and a single—all benefiting from built-in wardrobes. These are served by a well-appointed family bathroom featuring a shower bath, wash hand basin, and low flush WC.

Outside

Externally, the property offers off-road parking to the front and a generous rear garden. The garden is mainly laid to lawn, with a gravelled seating area directly off the back of the house and an outbuilding/garden office fully equipped with power and light providing a great space to work from home.



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 B

Tenure

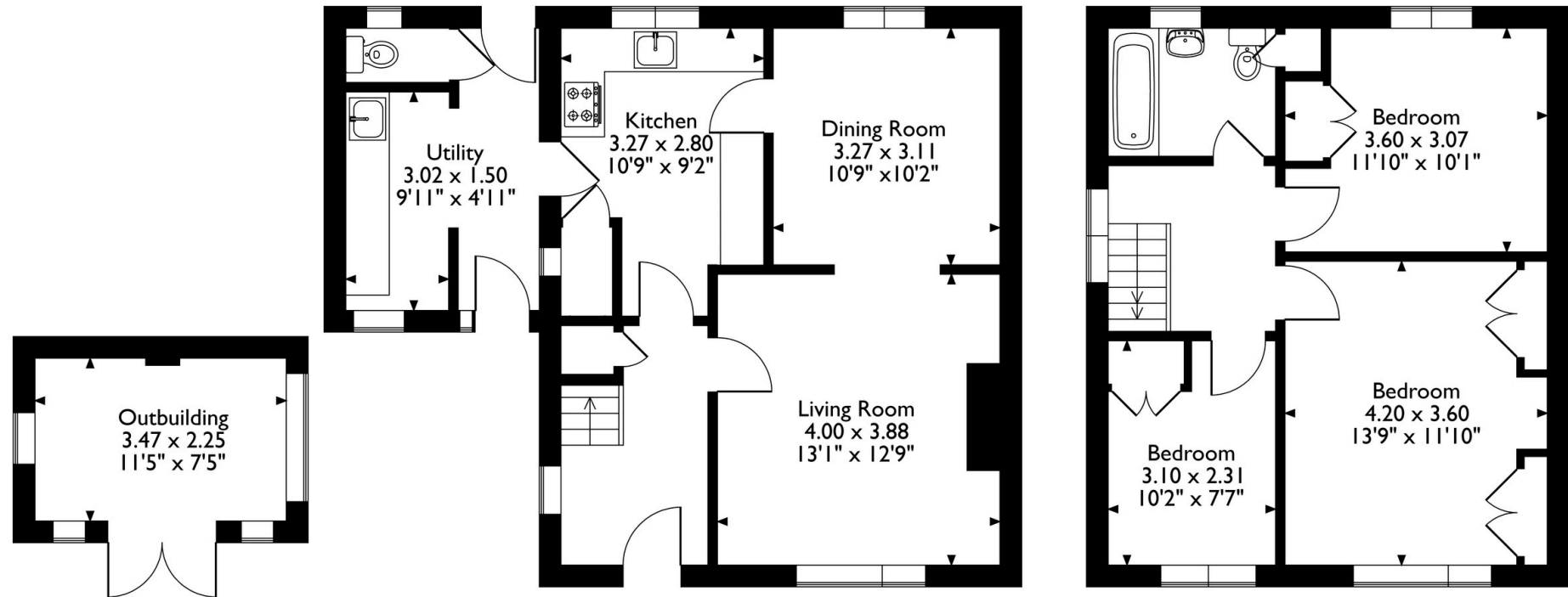
Freehold



5 Westfield Avenue, Oakham, Rutland LE15 6PN

House Total Approx. Gross Internal Floor Area = **1098 ft² / 102 m²**

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



Outbuilding

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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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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