



BRAUNSTON ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... BEAUTIFULLY-FINISHED, FOUR-BEDROOM BUNGALOW ...”

A recently renovated and beautifully-finished, four-bedroom bungalow with off-road parking and a private rear garden, well-located within easy walking distance of Oakham town centre.

Dining Kitchen • One Reception Room • Study • Three Double Bedrooms, One Single Bedroom • Two Bath/Shower Rooms • Private Rear Garden • Off-Road Parking • Walking Distance to Town Centre • Recently Renovated • EER - D

Accommodation

The dining kitchen features a comprehensive range of modern shaker-style units, integrated appliances, and a convenient breakfast bar. A set of French doors opens directly onto the rear garden, creating a delightful indoor-outdoor flow. Adjacent to the kitchen is the reception room, a bright and airy space that also benefits from French doors leading to the garden. A study completes the living areas, providing an ideal home office or additional space.

The primary bedroom is generously proportioned, featuring a purpose-built dressing room and a luxuriously appointed ensuite shower room. There are a further two well-sized double bedrooms and a single bedroom, two including built-in storage and the single currently set up as a study. Both double bedrooms offer ample space for freestanding wardrobes and all three are served by the main bathroom, which features a shower bath, wash hand basin, low-flush WC, and heated towel rail.

Outside

Externally, the property enjoys ample off-road parking on a gravelled driveway, complemented by a neatly lawned front garden bordered by hedging. The driveway extends along the side of the house through double gates, providing secure parking and access to the rear garden. The rear garden is predominantly laid to lawn and surrounded by mature planting and fencing, offering a wonderful degree of privacy.



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 C

Tenure

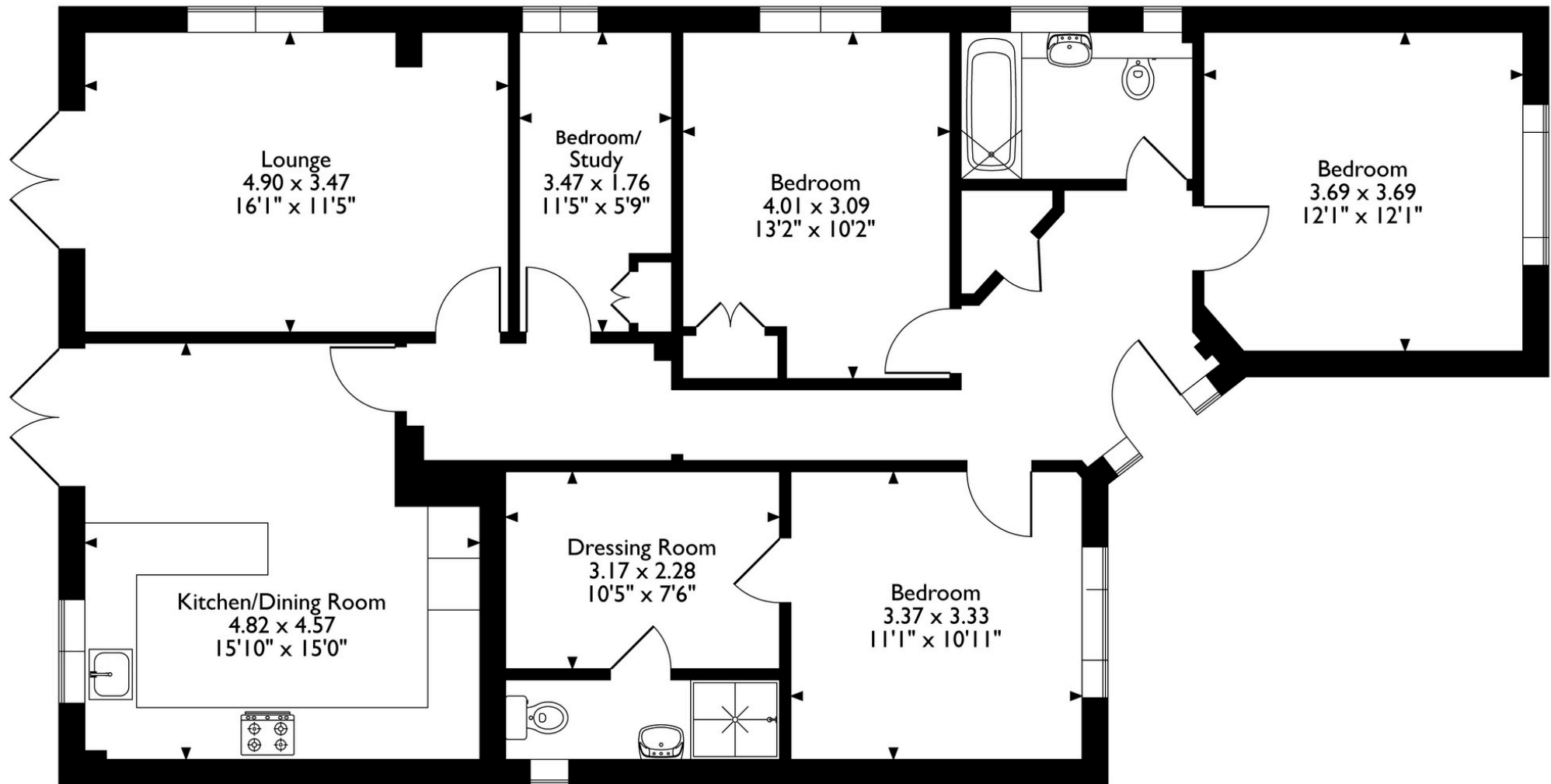
Freehold



111 Braunston Road, Oakham, Rutland LE15 6LF

House Total Approx. Gross Internal Floor Area = 1259 ft² / 117 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.



**JAMES
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Oakham Office

6-8 Market Place, Oakham

Rutland LE15 6DT

01572 724 437

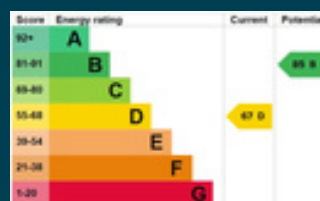
oakham@jamesselicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



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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.

