



NOEL AVENUE
OAKHAM, RUTLAND

JAMES
SELICKS



“... RENOVATED AND MODERNISED THROUGHOUT ...”

A beautifully renovated and modernised three-bedroom bungalow, featuring front and rear gardens, a garage, well located within easy walking distance of Oakham town centre.

Kitchen, Utility Room • One Reception Room • Three Bedrooms • One Bathroom • Front & Rear Gardens • Private Driveway, Single Garage • Walking Distance to Town Centre • Recently Modernised & Renovated • NO CHAIN • EPC - C

Accommodation

Step into the property through a spacious entrance hall that flows into the central reception room. This generously proportioned space features a feature fireplace with an electric fire, and a large front-facing window that floods the room with natural light. From here, a door leads into an inner hallway which provides access to the kitchen. Positioned at the rear of the home, the kitchen enjoys views over the garden through a wide window and is fitted with a range of shaker-style units with a variety of integrated appliances, and a storage cupboard. A door from the kitchen leads to a rear hallway, which offers direct access to the garden, the integral single garage, and a separate utility room.

The three double bedrooms are located on the opposite side of the property—two accessible from the inner hall and the third directly from the reception room. The rear bedroom benefits from glazed sliding doors opening onto the garden, making it a versatile space that could serve as an additional reception room if desired. All bedrooms are served by a well-appointed family bathroom featuring a four-piece suite and a heated towel rail.

Outside

Outside, the property boasts a generous frontage with a gravelled driveway offering off-road parking and access to the single garage, which is fitted with an electric door. The front garden is laid to lawn and framed by mature hedging and recently planted trees, ensuring a sense of privacy. Hand gates on both sides of the property lead to the fully enclosed, south-facing rear garden, which is mainly laid to lawn with a patio area directly adjacent to the house.



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

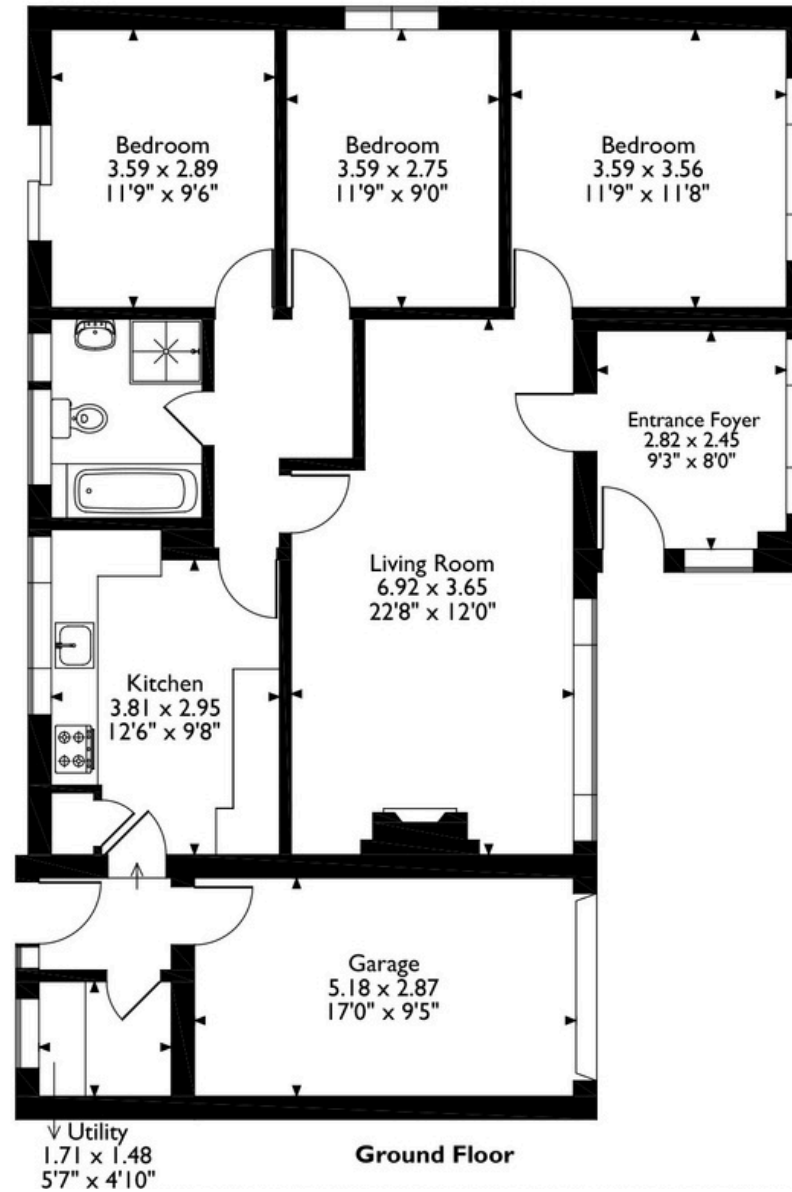
Freehold



28 Noel Avenue, Oakham, Rutland LE15 6SQ

House Total Approx. Gross Internal Floor Area incl. Garage = **1206 ft² / 112 m²**

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





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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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