



MULBERRY HOUSE  
ALWYNE CLOSE, OAKHAM

JAMES  
SELICKS







## “... CHARMING, THREE-BEDROOM HOME ...”

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**Mulberry House, a charming three-bedroom home dating back to 1650, has been beautifully modernised while retaining its original period features. The property features a private courtyard garden and off-road parking, all ideally located in the heart of Oakham town centre.**

Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite Shower Room • Courtyard Garden • Off-Road Parking • Town Centre Location • Grade II Listed •

### Ground Floor

Enter the property into a spacious entrance hall, beautifully finished with flagstone flooring that extends throughout the ground floor, seamlessly connecting all the main living areas. The ground floor accommodation briefly comprises a well-appointed kitchen, two reception rooms, a utility room, and a downstairs cloakroom.

The kitchen features an excellent range of modern shaker-style units, a built-in dishwasher, a large pantry cupboard, and space for a Range-style cooker. An archway leads through to a bright dining area, with dual-aspect windows that flood the space with natural light. A substantial central island provides additional storage, a generous seating area, and space for an American-style fridge freezer.

Adjacent to the dining area, the utility room offers further storage and space for white goods. At the rear of the property, the well-proportioned main reception room boasts an impressive Inglenook fireplace with an open fire and two side-facing windows. The ground floor is completed by a convenient cloakroom.





### First & Second Floor

Stairs rise to a spacious first-floor landing with ample built-in storage and access to two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and a modern ensuite shower room with a shower and wash hand basin. Also on this floor is a well-equipped family bathroom comprising a shower bath, wash hand basin, low flush WC, and a heated towel rail.

A second staircase leads to the top floor, where a charming third bedroom is located. This room includes built-in twin beds, integrated storage, and offers a versatile space ideal for relaxing or play.

### Outside

Externally, the property boasts a recently landscaped courtyard garden, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining. Additionally, the property features off-road parking. Perfectly positioned in the heart of the town centre, the property is just a short walk from a full range of local amenities.



“... IDEALLY LOCATED IN THE  
HEART OF OAKHAM ...”

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## 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 E

## Tenure

Freehold

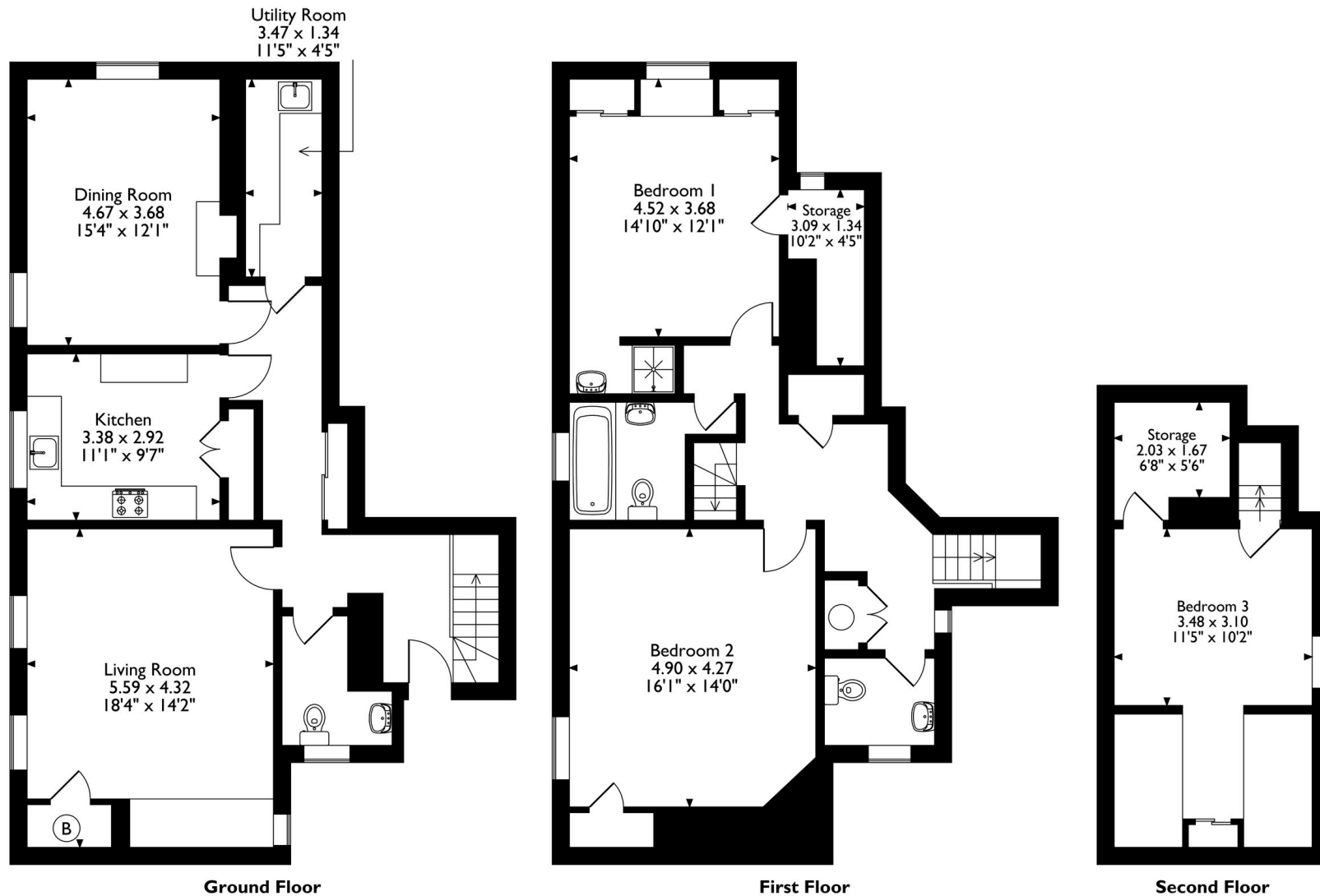








**Mulberry House, 6 Alwyne Close, Oakham, Rutland LE15 6HR**  
House Total Approx. Gross Internal Floor Area = **2120 ft<sup>2</sup> / 197 m<sup>2</sup>**  
Measurements are approximate, not to scale, for illustrative purposes only.



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

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