



RUTLAND COURT
BRAUNSTON ROAD, OAKHAM

JAMES
SELICKS



“... TWO-BEDROOM SEMI- DETACHED BUNGALOW ...”

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow, available exclusively to purchasers over 55. The property benefits from a private garden and off-street parking, and is quietly positioned yet only a short distance from Oakham town centre.

Over 55's Development • Kitchen • Two Reception Rooms • Two Bedrooms • One Bathroom • Private Rear Garden • Resident Parking • Walking Distance to Town Centre • NO CHAIN • EPC - D

Accommodation

The property is entered via a small entrance hall which opens into the main reception room. Positioned to the front of the property, this well-proportioned room featuring an electric fire. Beyond the reception room lies the kitchen, fitted with a range of units and offering a selection of integrated appliances, together with space for additional free-standing appliances. A glazed door at the far end of the kitchen leads into the garden room/conservatory, which enjoys a French door opening directly onto the patio and garden beyond.

An inner hallway, accessed from the reception room, leads to the bedroom and bathroom accommodation. There is a well-sized double bedroom and a single bedroom, both served by a modern wet room fitted with a shower, wash hand basin, low flush WC, and heated towel rail.

Outside

Externally, the property benefits from a mature front border with a ramp leading to the front door. To the rear, there is a well-established garden with a patio adjoining the property, along with a useful shed. Resident parking is available nearby.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

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

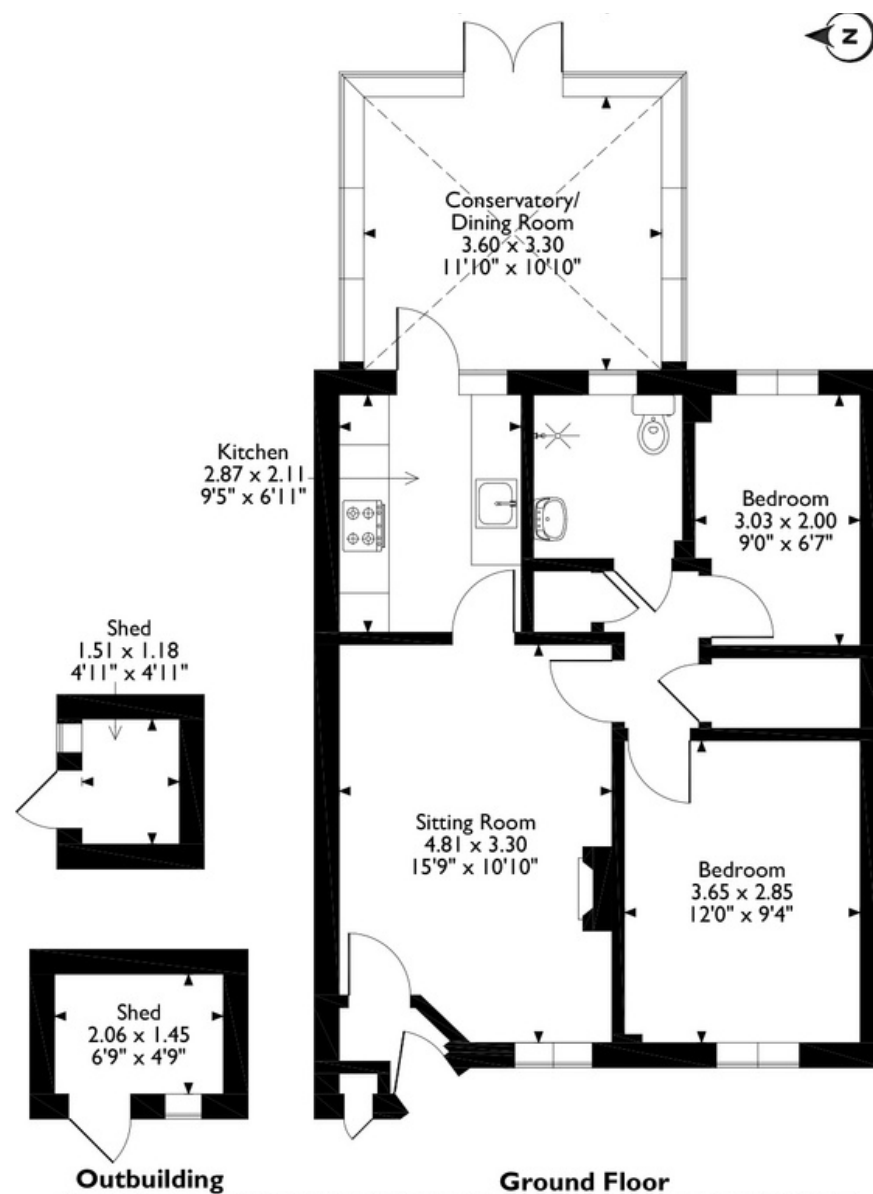
Leasehold



7 Rutland Court, Braunston Road, Oakham, Rutland LE15 6LG

House Total Approx. Gross Internal Floor Area = 732 ft² / 68 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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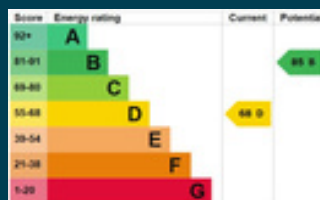
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Measurements and Other Information

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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