



HARRINGTON WAY
OAKHAM, RUTLAND

JAMES
SELICKS



“... DECEPTIVELY SPACIOUS ACCOMMODATION ...”

A five-bedroom family home with deceptively spacious accommodation sitting on a generous plot with garaging and off-road parking within walking distance of Oakham town centre.

Open Plan Living Kitchen • Two Reception Rooms • Downstairs Shower Room, Utility Room • Five Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Tandem Garage • Village Location • NO CHAIN • EPC - C •

Accommodation

Step into a welcoming hallway with stairs rising to the first floor and doors leading to the ground-floor accommodation. To the rear, you'll find the heart of the home — a spacious, light-filled open-plan living kitchen. Bi-folding doors span the rear elevation, creating a seamless connection between the interior and exterior, extending the living space outdoors. The kitchen is fitted with an excellent range of units, integrated appliances, and space for a range-style cooker. Two doors lead off the kitchen: one to a practical utility room with additional storage, space for white goods, a door to the rear garden, and access to a ground-floor shower room; the other to an inner hallway, which provides direct access into the garage. The property also boasts two reception rooms: one centrally located with a fireplace and log-burning stove, and the other at the front of the property, featuring a bay window.

Upstairs, there are three generously sized double bedrooms and two singles, served by two bath/shower rooms. The principal bedroom benefits from built-in wardrobes and an ensuite shower room, while the remaining bedrooms share a family bathroom with a shower bath, wash hand basin, low-flush WC, and heated towel rail.

Outside

Outside, the property offers a private driveway with off-road parking and access to the tandem garage via an electric roller shutter door. There is a beautifully landscaped rear garden, which is both spacious and private. A large patio extends directly from the rear of the property, with part of it covered for year-round enjoyment. Steps lead down to a generous lawn interspersed with mature planting, a dedicated vegetable patch, and further seating areas, including one beneath a metal pergola. The garden is fully enclosed with fencing, specimen trees, and established hedging, providing year-round interest and a high degree of privacy.



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 D

Tenure

Freehold



25 Harrington Way, Oakham, Rutland LE15 6SE

House Total Approx. Gross Internal Floor Area incl. Garage = 2239 ft² / 208 m²

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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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