

Alexanders



Tolethorpe Close  
Oakham





# Tolethorpe Close

## Oakham

- Good size detached family home
- Impressive plot, backing onto allotments
- Popular Burley Grange David Wilson Homes Estate
- Spacious living/dining kitchen
- Three further reception rooms
- Five good sized bedrooms
- Two ensuites and a family bathroom
- Off-road parking and double garage
- EPC Rating C / Council Tax Band F / Freehold

### General Description

Alexanders of Melton Mowbray are delighted to bring to the market this impressive five bedroomed, detached family home.

Situated on one of the largest plots on the estate, with a private driveway used by this and one other neighbouring property.

To the front of the property there is a spacious driveway providing ample off-road parking and providing access to the double garage. To the rear you will find large mature south westerly wrap-around gardens which are mainly laid to lawn, along with outdoor seating areas and the local allotments beyond offering a great degree of privacy.

### Location

The historic market town of Oakham benefits from a full range of shops, eateries, local amenities and easy access to Rutland Water.

There are excellent independent primary and secondary schools in the area of Oakham, Stamford and Uppingham.

The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London commutable within an hour.





### Agents Note

A spacious detached family home, situated on a truly impressive sized plot.

### Accommodation

The ground floor accommodation briefly comprises of a feature entrance hallway leading to a bright sitting room with doors leading out onto the garden. The main feature of this property is the large living/dining kitchen benefitting from an abundance of natural light. A separate utility room, snug, study and W/C completes the ground floor.

Upstairs you will find an impressive spacious landing, five good sized bedrooms all benefitting from fitted wardrobes and a family bathroom. The principal and one further bedroom benefit from an ensuite.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

### Tenure

Freehold.

### Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band F.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





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Total area: approx. 251.9 sq. metres (2711.9 sq. feet)



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**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

