



Mountbatten Road

Oakham



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- No Upward Chain
- Fully refurbished to a high standard
- Spacious open plan living
- Garage with home office to the rear
- Sitting/Family dining area
- Large rear gardens
- Fully fitted kitchen
- EPC Rating C / Council Tax Band D / Freehold

General Description

A rare opportunity to purchase a family home which has been fully refurbished throughout to a high standard, with an extension across the rear giving unrivalled living space for this price range.

The whole outside has been professionally rendered and re-roofed.

Off the entrance hall there is a utility/cloakroom, fully fitted kitchen and sitting room, both of which are open to the family/dining area which opens out onto the rear gardens.

To the first floor there are three good sized bedrooms and a family bathroom.

To the front of the property is a gravelled driveway with ample parking for multiple vehicles, detached garage with a home office to the rear.

The rear gardens are mainly laid to lawn, with a paved outdoor seating terrace directly off the living space.



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 fantastic opportunity and an exceptional finish throughout.

Accommodation Summary

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold

Local Authority

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

Services

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

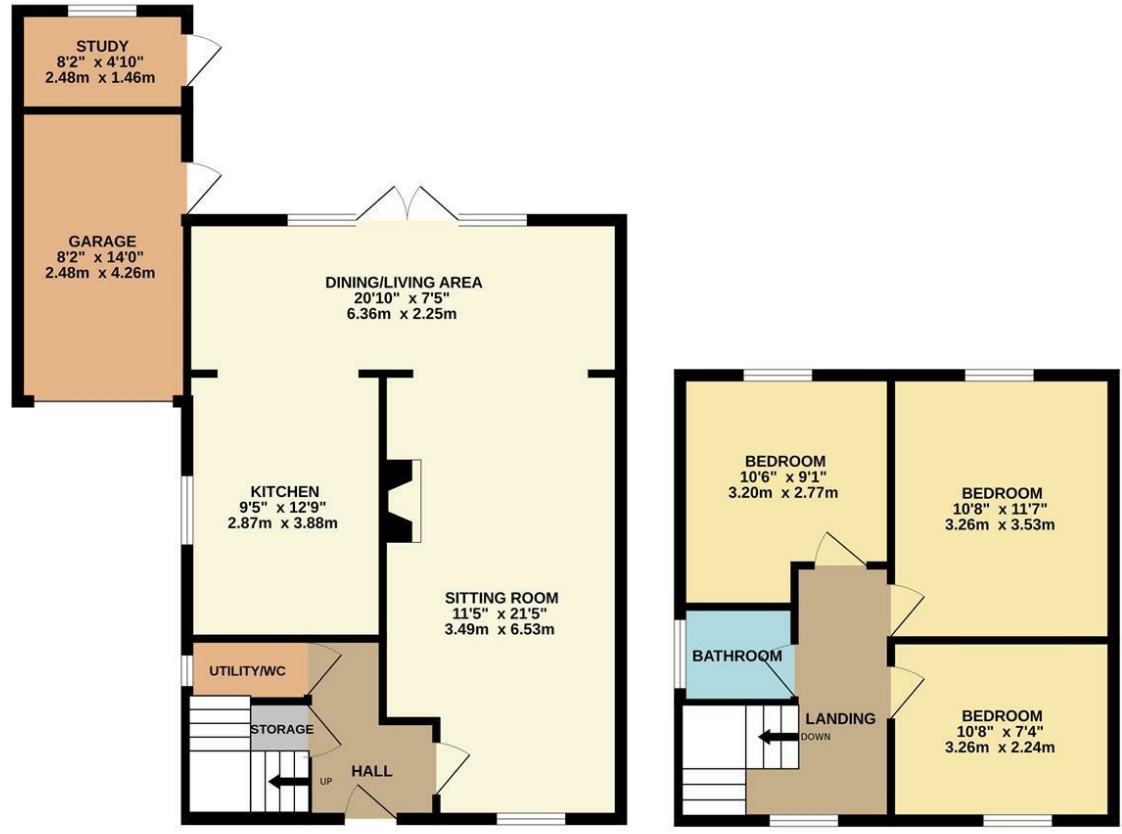
Measurements

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.





TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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 Email: melton@alexanders-estates.com

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.