



# Tolethorpe Close, Oakham

Situated on a popular development of similar executive homes within easy reach of the town centre, this spacious detached property offers well-presented accommodation and a generous plot.



## FEATURES

- Detached Family Home
- Spacious Living Areas - Multiple Reception Rooms
- Modern Open-Plan Kitchen/Diner
- Five Generous Bedrooms - Luxurious Master Suite & Guest Suite
- Private Garden
- Detached Double Garage
- Prime Location - Walking Distance To Amenities





## FULL DESCRIPTION

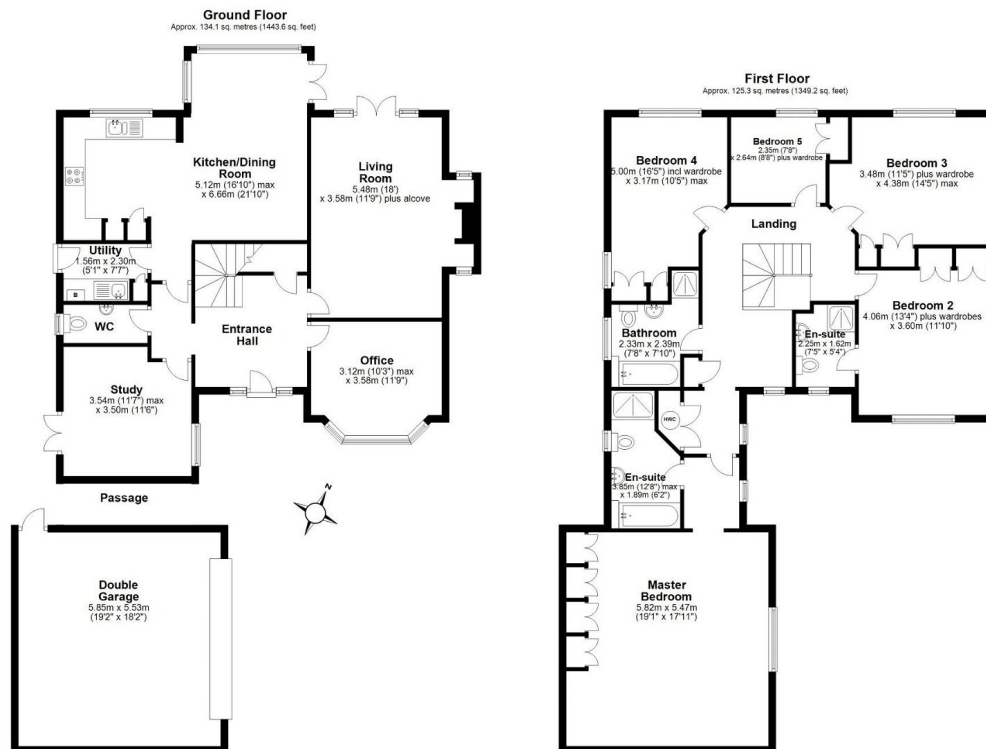
Entering through the front door, you are greeted by the entrance hallway with cloakroom and storage cupboard ideal for storing coats and shoes away. Accessed from the hallway is the spacious living room with double doors opening onto the garden and feature fireplace with log burner, open-plan kitchen/diner also with doors onto the rear garden, with separate utility room and two further reception rooms.

Stairs rising to the first-floor lead to a master suite with built in wardrobe and ensuite bathroom, a second guest suite with ensuite shower room, three further good size bedrooms and a separate family bathroom. The property has a huge amount of potential, internal inspection is highly recommended to appreciate all that is on offer in this fantastic home.

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## EXTERNALLY

Approached by a private driveway which provides off-road parking for multiple vehicles, leading to the detached double garage.

A gated side-entrance leads around to the rear wrap around garden which offers a high degree of privacy with many mature trees and shrubs. With a spacious area of lawn, well-planted flower beds, a patio area to enjoy al fresco dining and summerhouse.

The property is located in a quiet cul-de-sac position on the edge of town, however is still within walking distance to the centre. Oakham is a thriving market town offering plenty of amenities including shops, café's, restaurants and services including doctors' surgery and train station providing links to further towns and cities. There are several well-regarded primary and secondary schools within the town, including the renowned Oakham School.





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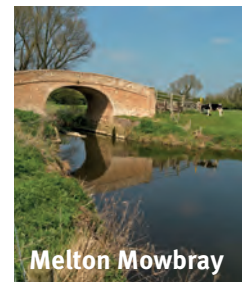
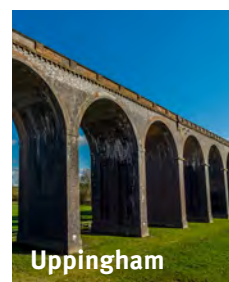
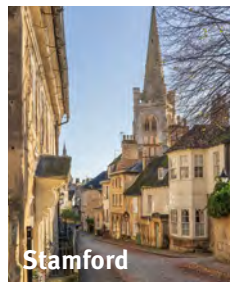
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## EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>	71		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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