



3 WITCHLEY CLOSE

Oakham, Rutland, LE15 6FZ



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Situated in a quiet cul de sac sits this smart four bedroom detached home. Offering great reception space to the ground floor along with four good sized double bedrooms, a dressing room and ensuite to the principal bedroom and family bathroom to the first floor.

GROUND FLOOR

Stepping into a large, bright reception hallway we get a perfect first glimpse of this lovely home to come. With oak flooring running through the central reception hall into the majority of the reception rooms along with the large kitchen dining living space.

To the left is the first of the reception rooms, with flexibility in mind, this is currently used as a home office.

Following on is the peaceful sitting room, a very serene space with French doors opening onto the lawn garden. For chillier evenings, the contemporary wood burning stove provides a great focal point to the room, the perfect place to relax and unwind.

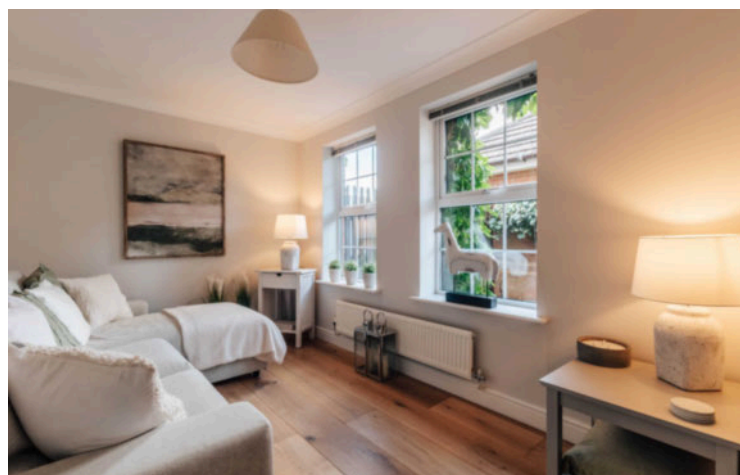
Back in the reception hall to the right is the family snug, also ideal as a separate dining room.

The heart of their home has to be the wonderful open plan kitchen dining living space which is at the back of the property with numerous windows to take in the delightful enclosed rear garden.

The kitchen itself offers a great range of inbuilt cabinets along with a range of appliances including electric oven and separate grill, a four ring gas hob, integrated fridge/freezer and integral dishwasher.

Apollo Slab Tech work surfaces provide lots of prep space and continue along to a peninsular breakfast bar, perfect for casual suppers or to relax with family and friends while supper is on the go. The kitchen is open to a dining area with French doors opening onto the enclosed rear garden. The area is really practical and is comfortably large enough for a dining set and comfy chairs for day to day living.

On the practical side, the utility room is well considered with a range of cabinets and spaces for white goods. A further full height cupboard provides further storage which is a great addition to





the kitchen.

To complete the downstairs is a two piece cloakroom.

FIRST FLOOR

From the hallway, the staircase rises to a spacious first floor landing area where four good sized bedrooms and two bath/shower rooms can be found.

The principal bedroom is a really delightful space, with windows overlooking both the front and rear garden. Through an archway is a very stylish dressing room which offers a range of inbuilt wardrobes.

Directly off the dressing room is the en suite shower room which has a large walk in shower, a loo, towel rail and a pedestal wash basin.

There are three further good sized double bedrooms, all with inbuilt cupboards. They share the family bathroom, which is fitted with a panelled bath, separate shower enclosure, a loo and sink with cupboard under.

OUTSIDE

The property is situated in a peaceful cul de sac of just 5 houses. A neat lawn borders the driveway which leads to a detached double garage with electric up and over door. To the rear is a lovely enclosed garden, predominately laid to lawn, with mature borders, terraced area and pathway leading to a further seating area.

LOCATION

Oakham is an attractive and historic market town with a full range of shops and other facilities, with a traditional farmers' market every third Saturday. Enjoy the many walks, cycling routes and water sports that await at nearby Rutland Water, with numerous local golf courses too.

There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester (20 miles), Peterborough (25 miles), Uppingham (6 miles) and Stamford (11 miles). Leicester, Peterborough & Oakham all have main line train services to London.

SERVICES

Mains water, drainage, gas and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.





FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

Rutland County Council
Council Tax Band – F

TENURE

Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

PLANS

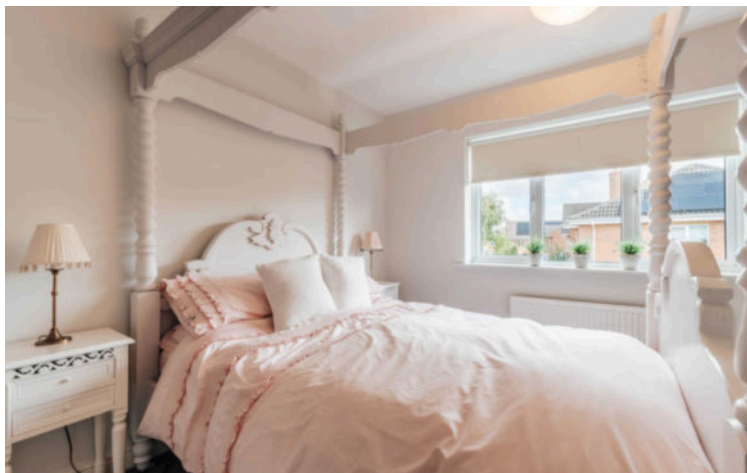
The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

POSSESSION

Vacant possession upon completion.

EPC RATING

Current – 64/D
Potential – 79/C

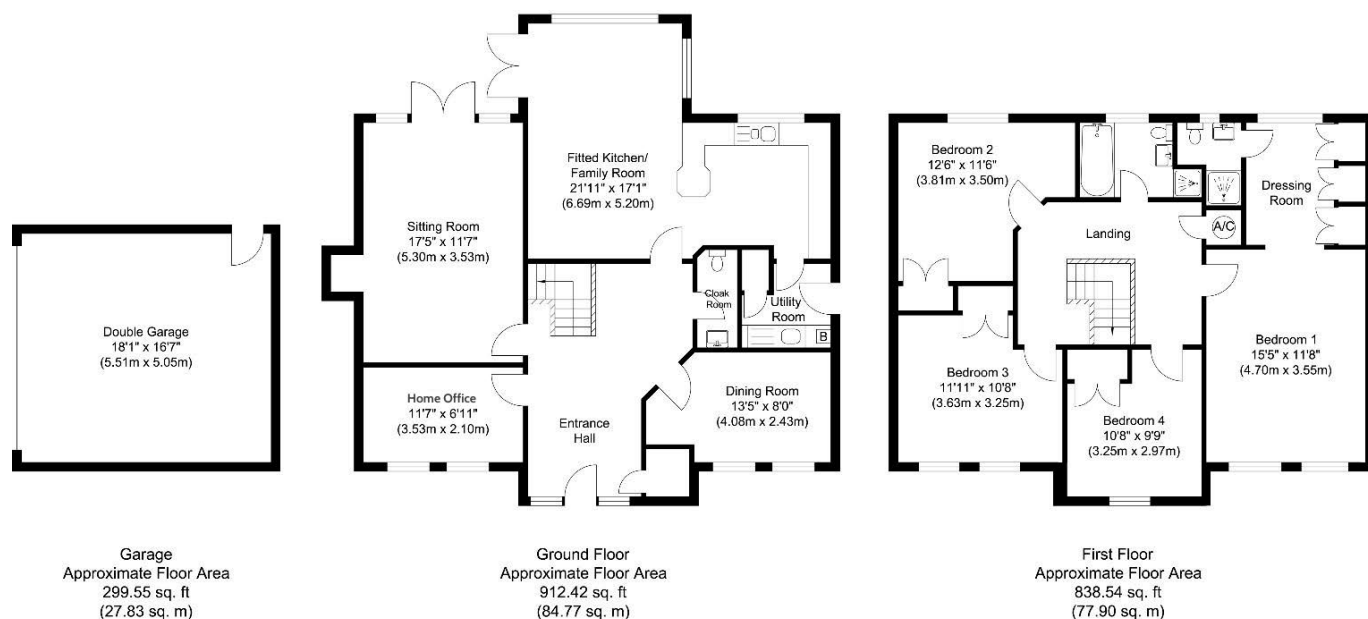


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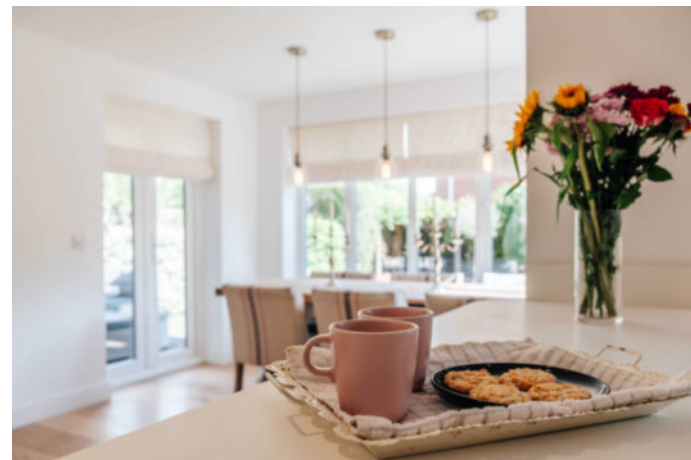
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Total Approx Floor Area 1750.96 sq. ft / 162.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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