



1 Martinsley Place, Oakham
£685,000

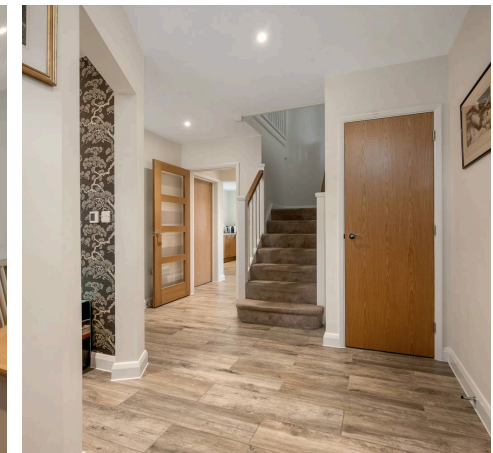
 **NEWTON FALLOWELL**

1 Martinsley Place

Oakham

Features

- Large Four Bedroom Family Home In Immaculate Condition
- Four Double Bedrooms including Two En-Suites & Family Bathroom
- Generous Living Accommodation With Open-Plan Kitchen Breakfast Room
- Prominent Position Within A Highly Sought-After Community
- Presented To A Modern High-Standard Throughout
- Excellent Rear Garden With Direct Access From Kitchen & Living Room
- Efficient Living With Air Source Heat Pump
- Detached Double Garage and Front Driveway





This impressive four-bedroom detached house presents an exceptional opportunity for families seeking spacious and modern living in a highly sought-after community.

The property is immaculately presented throughout, offering a generous layout that has been finished to a contemporary high standard. The heart of the home is a stunning open-plan kitchen and breakfast room, as well as the main living area which provides the perfect setting for both every-day family life and entertaining guests. The ground floor is also complemented by an additional reception room, ideal for a dining area or working from home.

Generous proportions is the theme of the first floor, including a spacious central landing area, providing access to all first-floor accommodation. Each of the four bedrooms is a comfortable double, with two benefitting from stylish en-suite shower rooms, while a well-appointed family bathroom serves the remaining bedrooms.

The property is designed for efficient living, featuring an air-source heat pump that contributes to its excellent energy rating (B). Additional practical features include a detached double garage and a spacious front driveway, offering ample parking for multiple vehicles, a ground floor WC, and utility room.



The outside space complements the interior perfectly, with a beautifully maintained rear garden that enjoys direct access from both the kitchen and living room. This private garden provides a safe and tranquil environment for children to play or for adults to unwind, with plenty of room for outdoor dining and entertaining. The garden's layout allows for easy supervision from the main living areas, making it ideal for families.

The front of the property is equally appealing, with a landscaped approach that enhances the home's attractive kerb appeal. The detached double garage offers secure storage or parking, while the private driveway ensures convenience for residents and visitors alike. Set in a prominent position within a desirable residential area, this property enjoys a peaceful setting while remaining close to local amenities, reputable schools, and excellent transport links. This is a rare opportunity to acquire a substantial family home with outstanding outside space in a prime location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

14' 11" x 13' 3" (4.54m x 4.04m)

Living Room

21' 2" x 14' 0" (6.46m x 4.26m)

Dining Room

13' 1" x 9' 11" (3.98m x 3.01m)

Downstairs WC

7' 2" x 5' 1" (2.18m x 1.54m)

Utility Room

7' 2" x 6' 3" (2.18m x 1.91m)

Kitchen / Breakfast Room

18' 10" x 17' 11" (5.75m x 5.46m)

Bedroom One

14' 10" x 13' 5" (4.53m x 4.10m)

Bedroom Two

14' 2" x 9' 9" (4.33m x 2.96m)

Bedroom Three

13' 1" x 9' 9" (3.98m x 2.96m)

Bedroom Four

10' 6" x 10' 3" (3.20m x 3.12m)

Family Bathroom

10' 2" x 7' 7" (3.11m x 2.30m)

En-Suite (1)

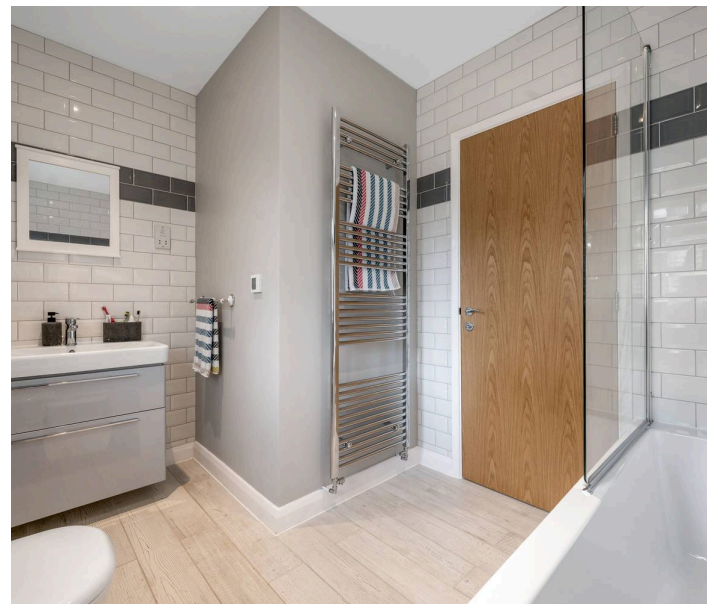
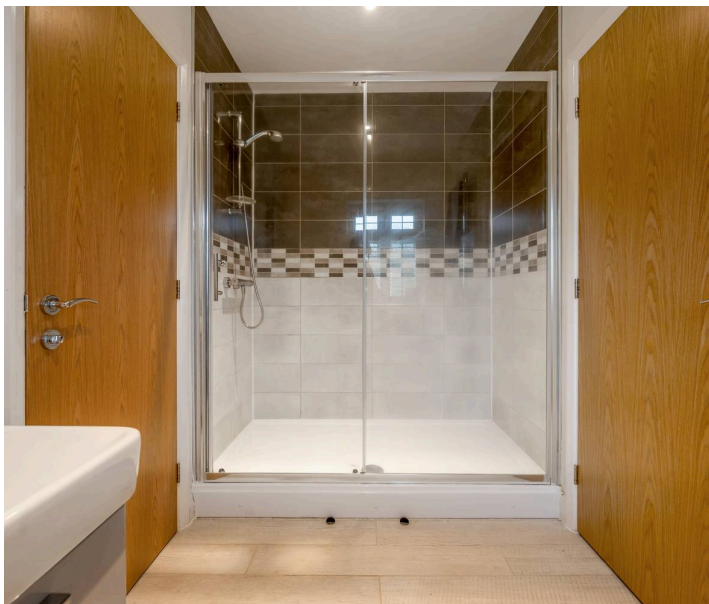
7' 11" x 7' 7" (2.42m x 2.30m)

En-Suite (2)

9' 9" x 7' 2" (2.96m x 2.19m)

Double Garage

19' 4" x 17' 8" (5.89m x 5.38m)

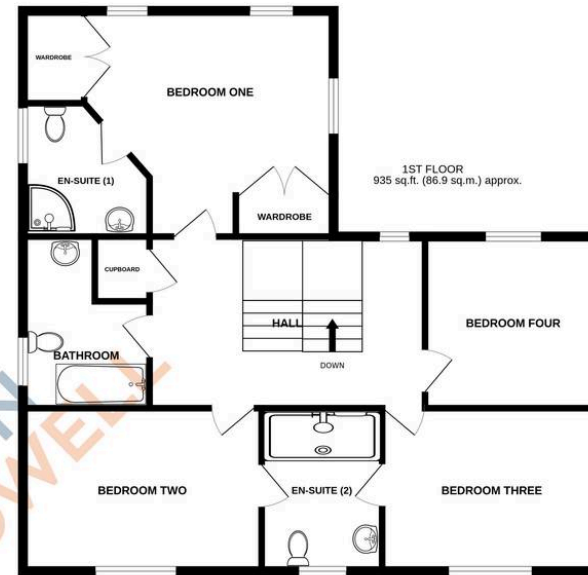
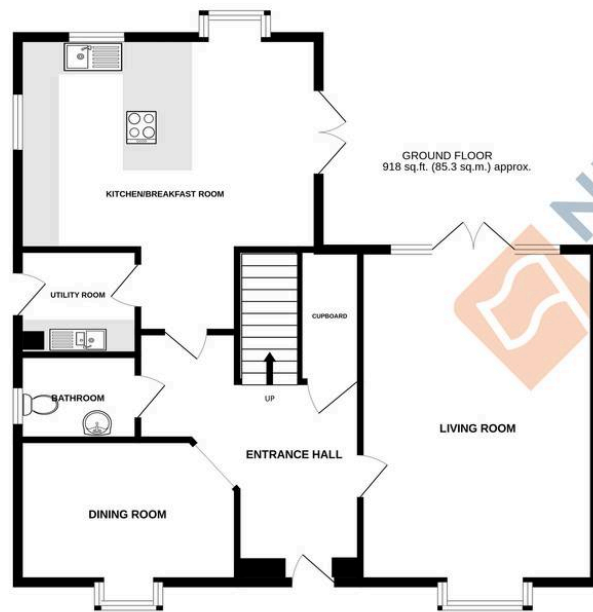


MARTINSLEY PLACE, OAKHAM, RUTLAND, LE15 6JH

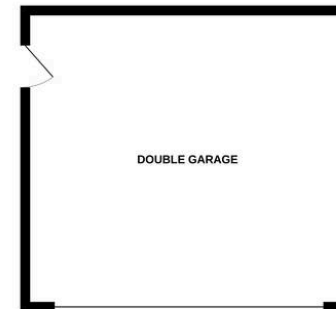
TOTAL FLOOR AREA : 2194 sq.ft. (203.8 sq.m.) approx.

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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GARAGE
341 sq.ft. (31.7 sq.m.) approx.



Newton Fallowell - Oakham

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