



FORTH CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... REFURBISHED TO AN EXACTING STANDARD ...”

An immaculately presented two-bedroom detached bungalow, comprehensively refurbished to an exacting standard and occupying a sought-after position within the ever-popular market town of Oakham.

Breakfast Kitchen • Living Room • Cloakroom & Utility • Study • Two Bedrooms • Bathroom • Off-Road Parking • Private Rear Garden • Walking Distance to Town Centre • EPC - C

Accommodation

Having been comprehensively refurbished to an exacting standard throughout, this stunning home offers stylish, light-filled accommodation with a genuine "wow factor" from the moment you step inside.

The beautifully appointed breakfast kitchen has been finished to a high specification and provides the perfect space for both everyday living and entertaining. Off the kitchen a utility offers a useful space for further storage. The spacious sitting room is flooded with natural light, creating a warm and inviting atmosphere, whilst the dining area offers an elegant setting for family meals and social gatherings. A well appointed study completes the every day living spaces.

The accommodation continues with two bedrooms, a contemporary bathroom and a convenient cloakroom, all presented in impeccable decorative order.

Outside

Externally the property has ample off road parking with a pretty private garden to the rear offering a mix of patio and lawned areas, perfect for outdoor entertaining during the warmer months.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band C

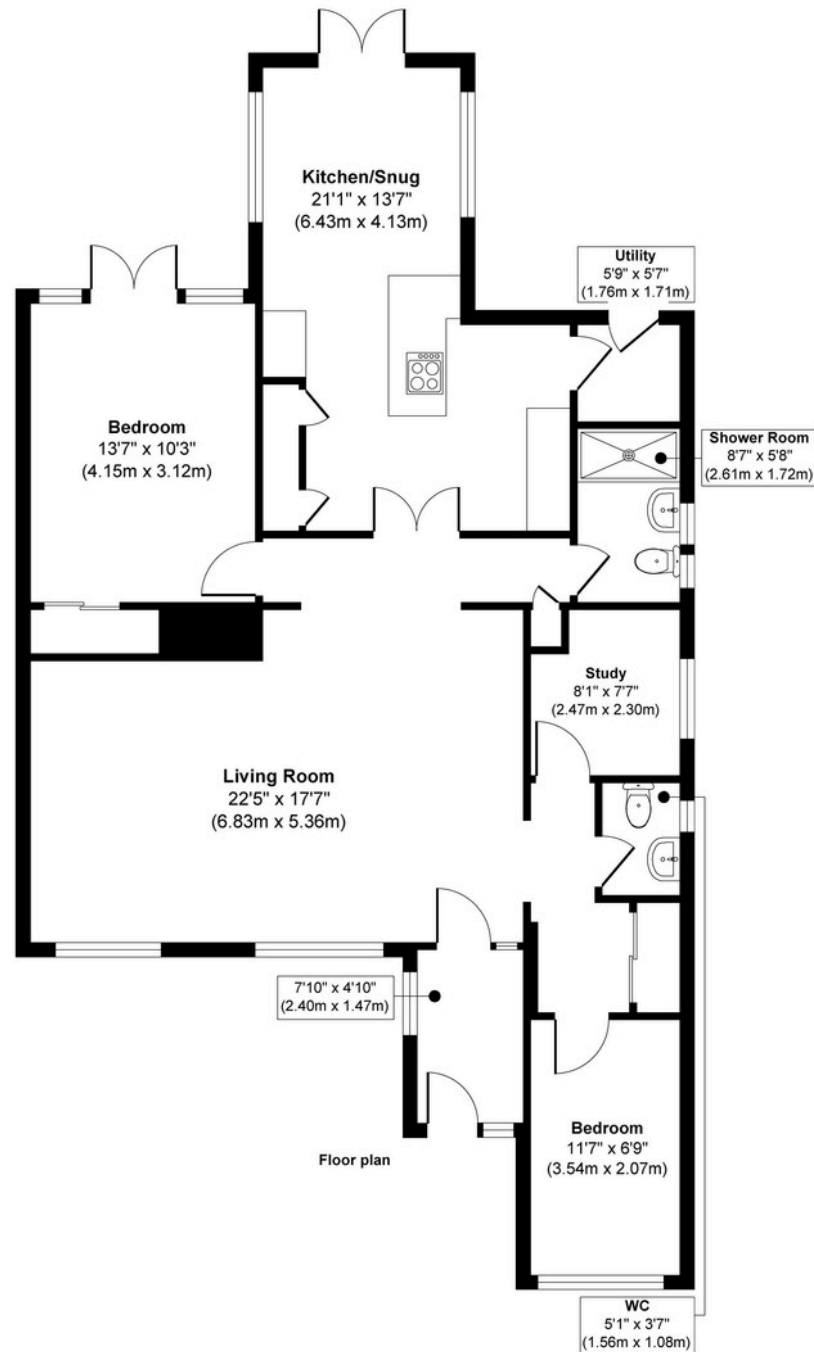
Tenure

Freehold



8 Forth Close, Oakham, Rutland LE15 6JW

House Total Approx. Gross Internal Floor Area = 1090 ft² / 101 m²
Measurements are approximate, not to scale, for illustrative purposes only.



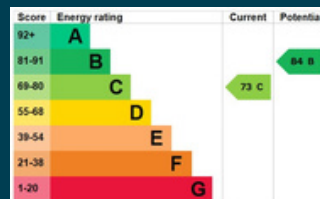


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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.