



Chartered Surveyors & Letting Agents



16, Catmose Park Road, Oakham, LE15 6HN

£2,200 Per Month

An impressive executive detached residence, set within magnificent south-facing gardens and grounds in one of Oakham's most sought-after residential locations, just a short stroll from the town centre and its amenities.

This energy efficient home offers beautifully appointed, contemporary accommodation finished to an exacting standard throughout. The layout has been thoughtfully designed to provide a high degree of flexibility for modern family living, with the family room enjoying direct access to a ground floor shower room and offering the potential to serve as an additional double bedroom, if desired.

The stylish interior extends over two floors and briefly comprises:

GROUND FLOOR: Entrance Hall, Reception Hall, Living Room, Dining Room, bespoke SieMatic Breakfast Kitchen, Utility Room, Family Room, Shower Room, Storeroom;

FIRST FLOOR: Master Suite comprising a spacious Bedroom with balcony overlooking the gardens, a Dressing Room and an en-suite Bathroom, three further Double Bedrooms, one with its own en-suite Shower Room, a well-appointed Family Bathroom.

The mature and beautifully maintained gardens and grounds are a particular highlight of the property. To the front, a formal landscaped garden is elegantly framed by box hedging and topiary, while to the rear lies a stunning south-facing garden enjoying far-reaching views across neighbouring countryside.

Deposit £2538.46
Rutland Council Tax Band D
EPC Rating C

Oakham
5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

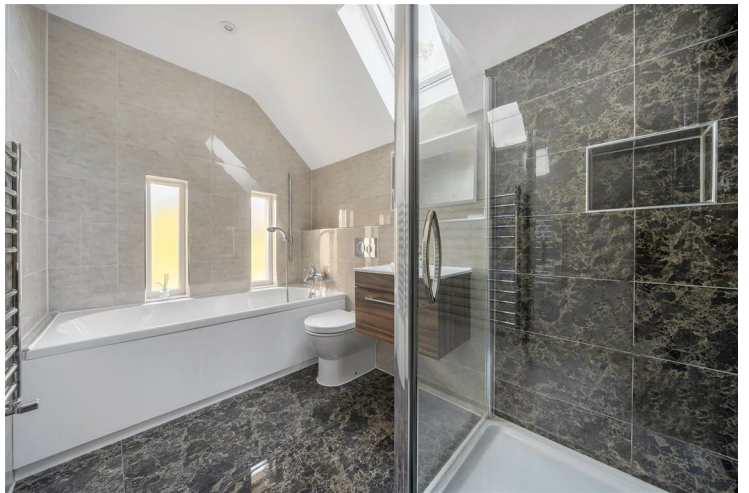
Stamford
Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513
stamford@murray.co.uk

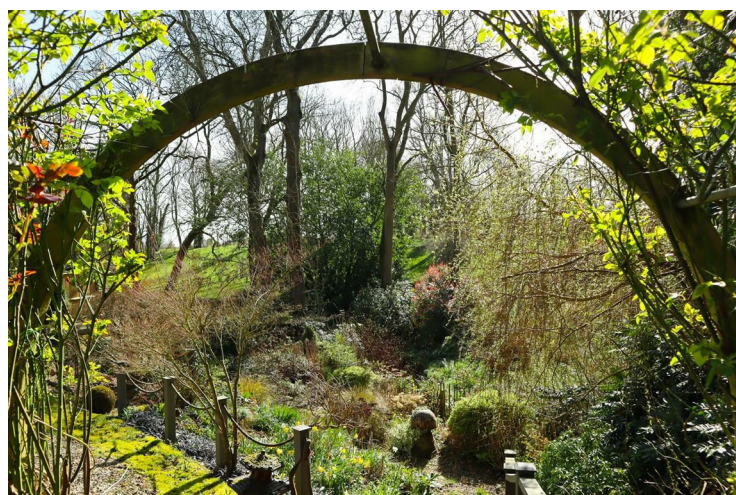
Uppingham
18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk

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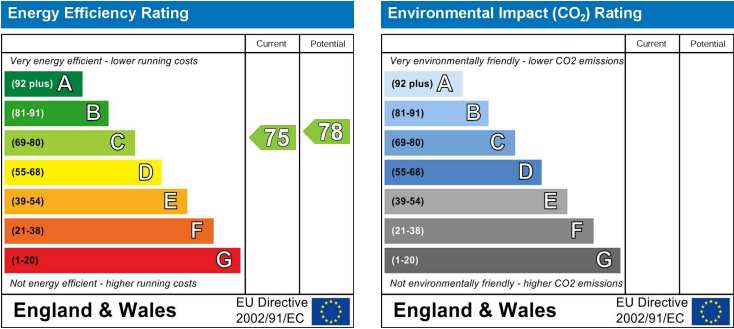
SERVICES

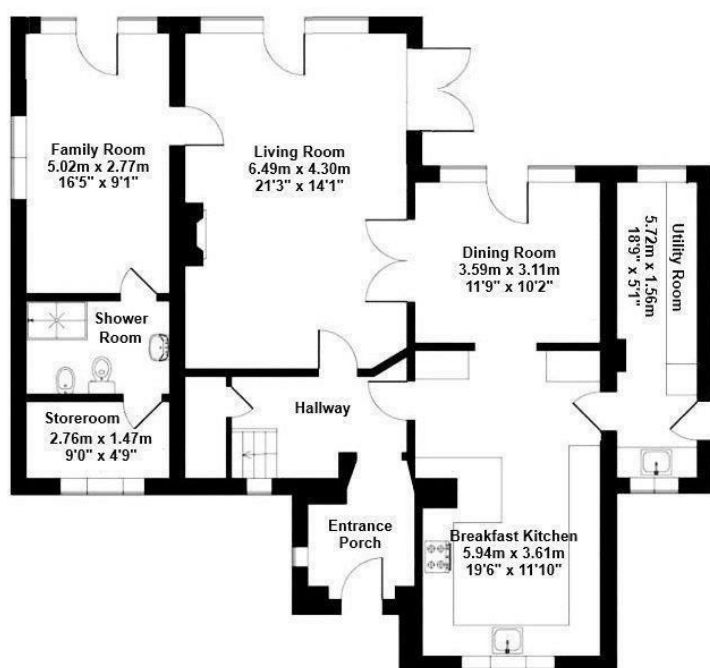
Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar panels

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:
EE - good outdoor
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

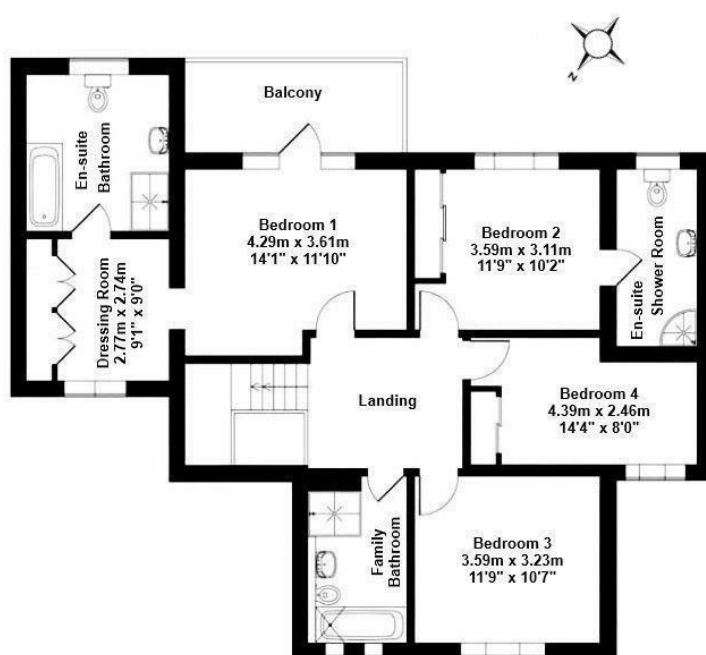
None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.





GROUND FLOOR

Not to scale - for identification purposes only



FIRST FLOOR