Alsthorpe Road

OAKHAM, RUTLAND

James Sellicks

Sales • Lettings • Surveys • Mortgages

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"... A FOUR-BEDROOM, DETACHED FAMILY HOME ..."

A four-bedroom detached family home with well-proportioned accommodation, a mature garden, garaging and off-road parking, all within walking distance of Oakham town centre.

Open Plan Living Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Double Garage, Off-Road Parking • Private Rear Garden • Walking Distance to Town Centre • EER – D •

Accommodation

Enter the property via a covered porch into a spacious entrance hall with a downstairs cloakroom just off and stairs rising to the first floor. The main living area is located to the left of the entrance hall. Glazed double doors open into the generously sized living room with a large window to the front and a feature fireplace with a gas-fire inset. Another set of glazed doors open from the living room to the dining room that has French doors opening out to the patio and an archway leading into the open plan living kitchen.

To the rear of the property is the open plan living kitchen with a large central island/breakfast bar and an area for either seating or a dining table with French doors opening out to the garden. The kitchen area itself has a comprehensive range of floor-standing and wall-mounted units, a range of integrated appliances, space and plumbing for a large fridge freezer. A utility room is accessed from the dining kitchen offering further storage, space for white goods, a secondary sink and access both out to the side of the property and into the integral double garage.

To the first floor there are four bedrooms, a family bathroom and an ensuite shower room. The master bedroom sits to the front of the property with ample built-in storage and ensuite facilities. double bedrooms with built-in storage.

Accommodation continued...

Bedrooms two, three and four are all double bedrooms with built-in storage. Bedroom two sits to the front, bedrooms three and four sit to the rear and all three bedrooms are served by the family bathroom. The family bathroom comprises a bath, separate shower, wash hand basin, low flush lavatory and a heated towel rail.

Outside

To the front of the property there is a tarmac driveway offering off-road parking and access to the double garage with electric door. A block-paved pathway leads to the front door with a hard land-scaped area bordered by hedging to the left-hand side. There is also pedestrian access down the right-hand side of the property leading to the rear garden. The rear garden is predominantly laid to lawn with mature borders and specimen trees providing year-round interest and privacy. There is a patio spanning the width of the property, sitting directly off the living accommodation providing a great space for outdoor entertaining. Another decked area and summer house sit to the far end of the garden offering the ideal spot to enjoy the last of the day's sunshine.

"... A GREAT SPACE FOR OUTDOOR ENTERTAINING WITH A DECKED AREA AND SUMMER HOUSE OFFERING THE IDEAL SPOT TO ENJOY THE LAST OF THE DAY'S SUNSHINE..."

Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. 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, Peterborough, and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

Directional Note

Leave Oakham town centre on Stamford Road, take a left onto Burley Parkway. Alsthorpe Road is your first left-hand turn, and you will find number thirty-eight on your right-hand side just after the entrance to Hambleton Close.

Services

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

Council Tax

Council Tax Band F.

Tenure

Freehold

"... within walking distance of Oakham town centre ..."

27 Alsthorpe Road, Oakham, Rutland LE15 6FD

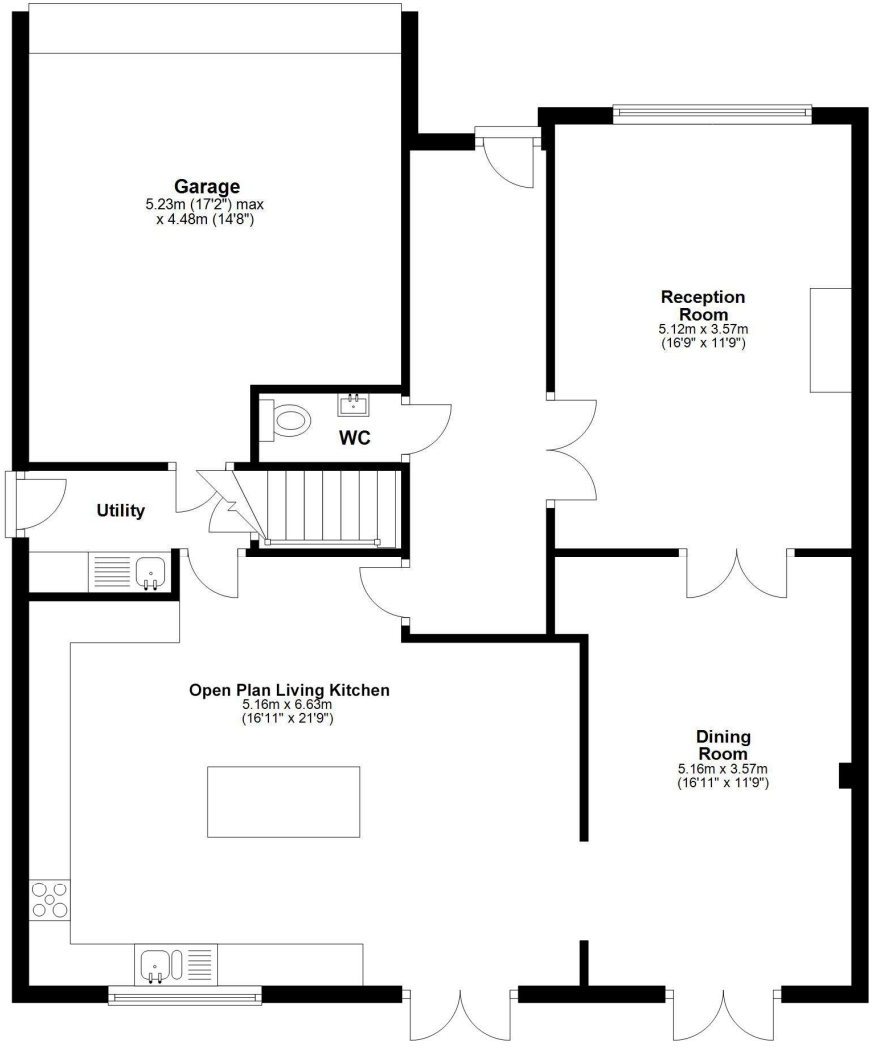
House Total Approx. Gross Internal Floor Area excl. Garage = 1800.3 ft² / 167.3 m²

Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor

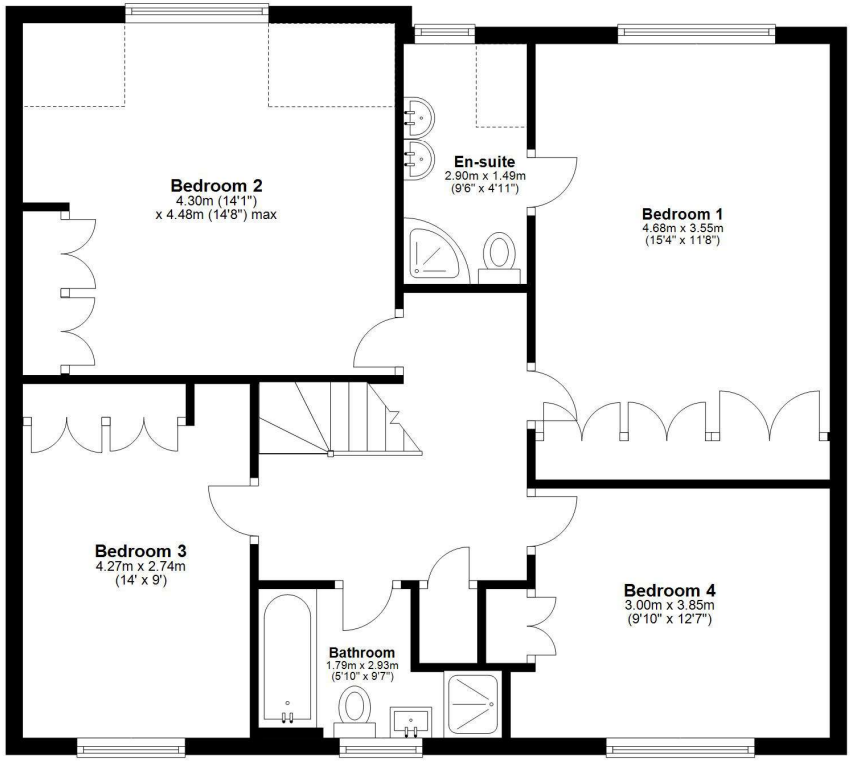
Main area: approx. 84.8 sq. metres (912.4 sq. feet)

Plus garages, approx. 21.7 sq. metres (234.0 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



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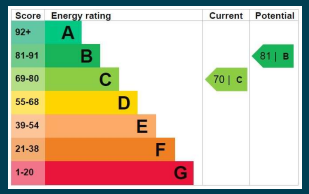
The Property Ombudsman



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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.