



GLEBE WAY  
OAKHAM, RUTLAND

JAMES  
SELLICKS



## “... THREE-BEDROOM DETACHED HOME ...”

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A three-bedroom detached home offering excellent potential for modernisation, with a private garden, garage, off-road parking, and within walking distance of Oakham town centre.

Kitchen • Two Reception Rooms • Downstairs Cloakroom • Three Bedrooms • Family Bathroom • Private Rear Garden • Off-Road Parking • Single Garage • Walking Distance to Town Centre • Renovation Opportunity •

### Accommodation

Enter the property via an entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation. To the rear of the property is the kitchen, fitted with a range of units and a door opening to the side of the property. There are two reception rooms, including a living room to the front with a large window and feature fireplace, which flows through to the dining room overlooking the rear garden.

To the first floor are three bedrooms, comprising two doubles and a single, all served by a family bathroom fitted with a shower bath, wash hand basin, and low-flush WC.

### Outside

Externally, the property benefits from a driveway providing off-road parking and access to the garage, alongside a small front garden laid to lawn with a variety of planting and a specimen tree.

A side gate leads to the generous rear garden, featuring a large patio, gravelled seating area, and lawn with established planting. The garden is fully enclosed, offering a good degree of privacy and security.



### 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 Glebe Way, Oakham, Rutland LE15 6LX

House Total Approx. Gross Internal Floor Area incl. Garage = 1076 ft<sup>2</sup> / 100 m<sup>2</sup>

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

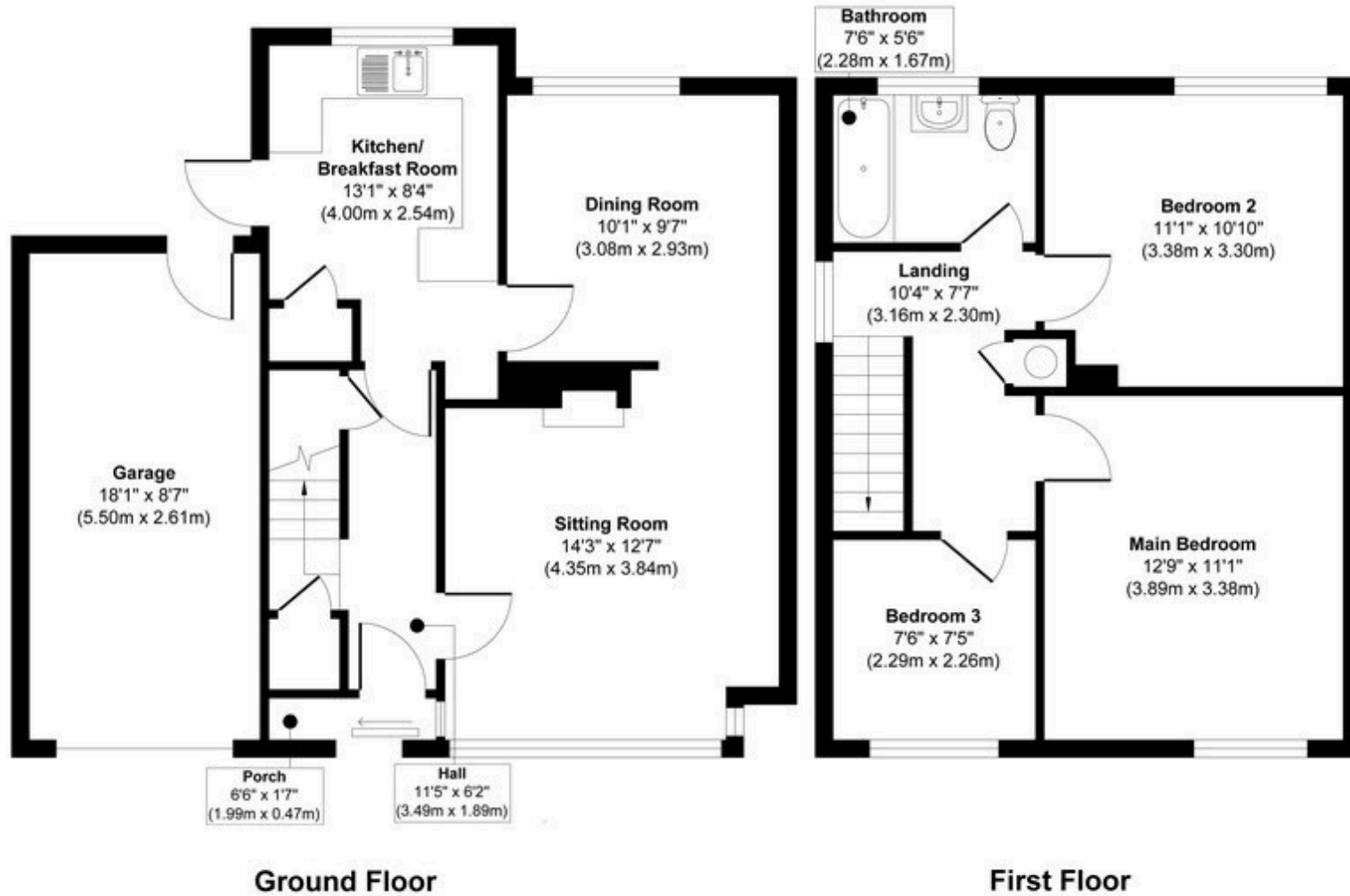


Illustration for identification purposes only, measurements are approximate, not to scale.

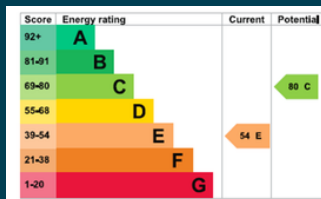


**JAMES SELICKS**

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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.

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