



VICARAGE ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... SOUGHT AFTER MARKET TOWN LOCATION ...”

A spacious and well-presented bungalow situated in a sought-after location in the market town of Oakham, offering generous and versatile accommodation throughout.

Kitchen Breakfast Room • Large Reception Room • Cloakroom • Three Bedrooms • Bathroom • Ample Off-Road Parking • Established Private Gardens • Sought After Location • No Onward Chain

Accommodation

The property features a welcoming kitchen diner, ideal for both everyday family living and entertaining, together with a large reception room providing ample space for relaxation and social gatherings.

There are two double bedrooms and a third single bedroom, served by both a family bathroom and an additional WC, offering convenience and flexibility for modern living.

Outside

Outside, the property benefits from ample off-road parking and extensive storage facilities. Set within a private, mature garden, the bungalow enjoys a peaceful and secluded setting with established planting, creating an attractive outdoor space to enjoy throughout the year.

Combining spacious accommodation, practical amenities and a desirable location close to the town's shops, services and local amenities, this is an excellent opportunity for a wide range of buyers.



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 E

Tenure

Freehold



10 Vicarage Road, Oakham, Rutland LE15 6EG

House Total Approx. Gross Internal Floor Area incl. Garage = 1228 ft² / 114.1 m²

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

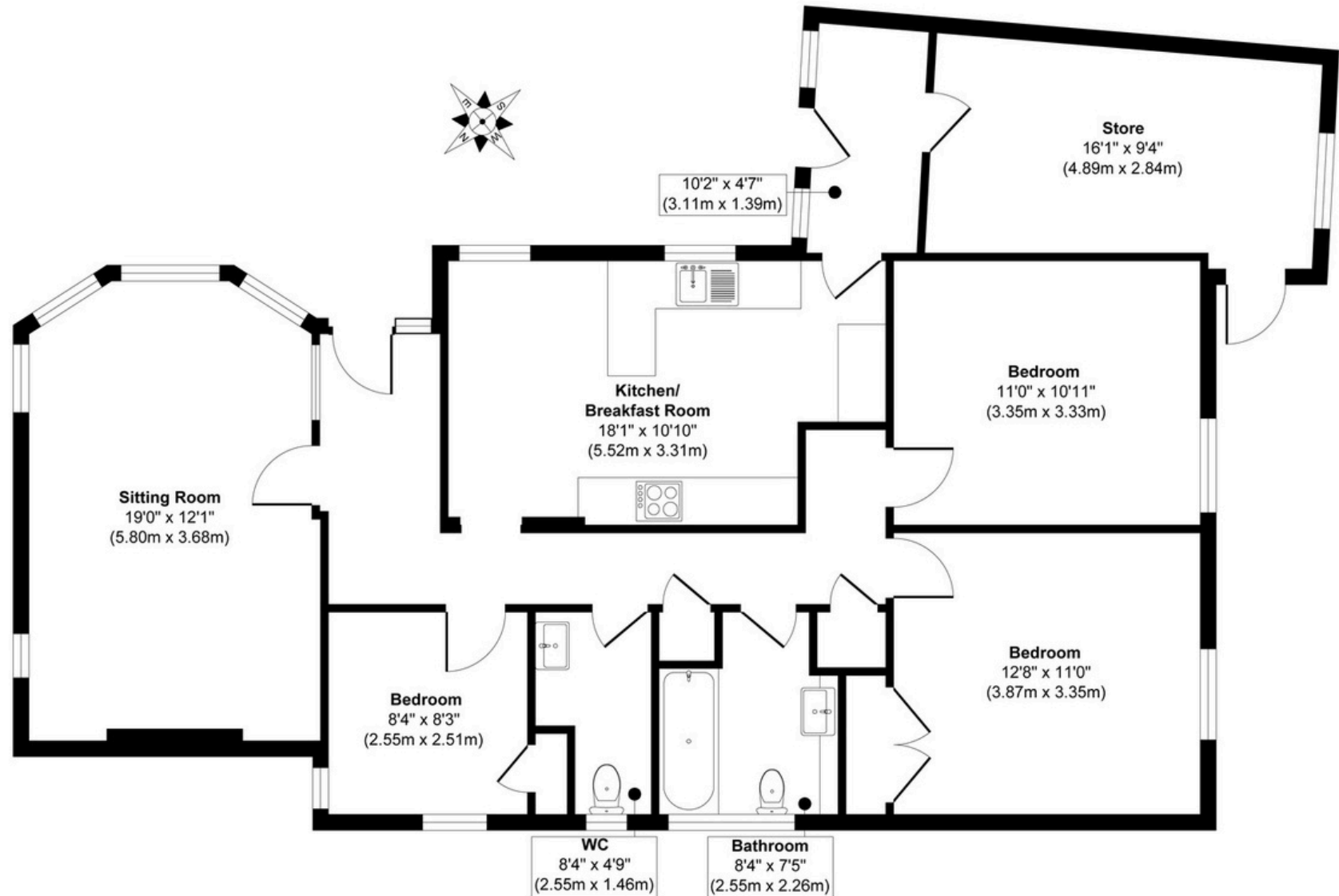


Illustration for identification purposes only, measurements are approximate, not to scale.



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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.