



PRINCE GEORGE AVENUE  
OAKHAM, RUTLAND

JAMES  
SELICKS



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

---

A well-presented four-bedroom detached home featuring off-road parking, a garage, and a private rear garden, ideally situated within easy walking distance of Oakham town centre.

Dining Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Single Garage • Private Rear Garden • Walking Distance to Town Centre • EPC - C •

### Accommodation

Enter the property into a central entrance hall, which provides access to the ground floor accommodation, a downstairs cloakroom, and stairs rising to the first floor.

To the right-hand side is a dining kitchen spanning the full depth of the property, fitted with a good range of modern units and a variety of integrated appliances. A door from the kitchen leads into a useful utility room, offering additional storage, space for white goods, and access out to the rear garden. To the left of the entrance hall is the reception room, also extending the full depth of the property. With a window to the front and French doors to the rear, the room benefits from an abundance of natural light.

To the first floor, there are four bedrooms: three doubles and a single. The main bedroom is positioned to the rear and features built-in wardrobes along with an ensuite shower room. The remaining three bedrooms are served by a family bathroom comprising a shower bath, wash hand basin, and low flush WC.

### Outside

Externally, to the front of the property, there is off-road parking for at least two vehicles on a tarmac driveway, which leads to a single garage with an up-and-over door. A pedestrian side gate provides access to the rear garden.

The rear garden is mainly laid to lawn with a variety of mature planting. There is a decking area directly off the property, as well as a further gravelled seating area ideally positioned to enjoy the evening sun, along with a useful garden shed.



## 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, including the highly regarded Catmose College and Harington School, both just a very short walk away, making it especially appealing for families. There are also well-known 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, and the town's train station is within easy walking distance. 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

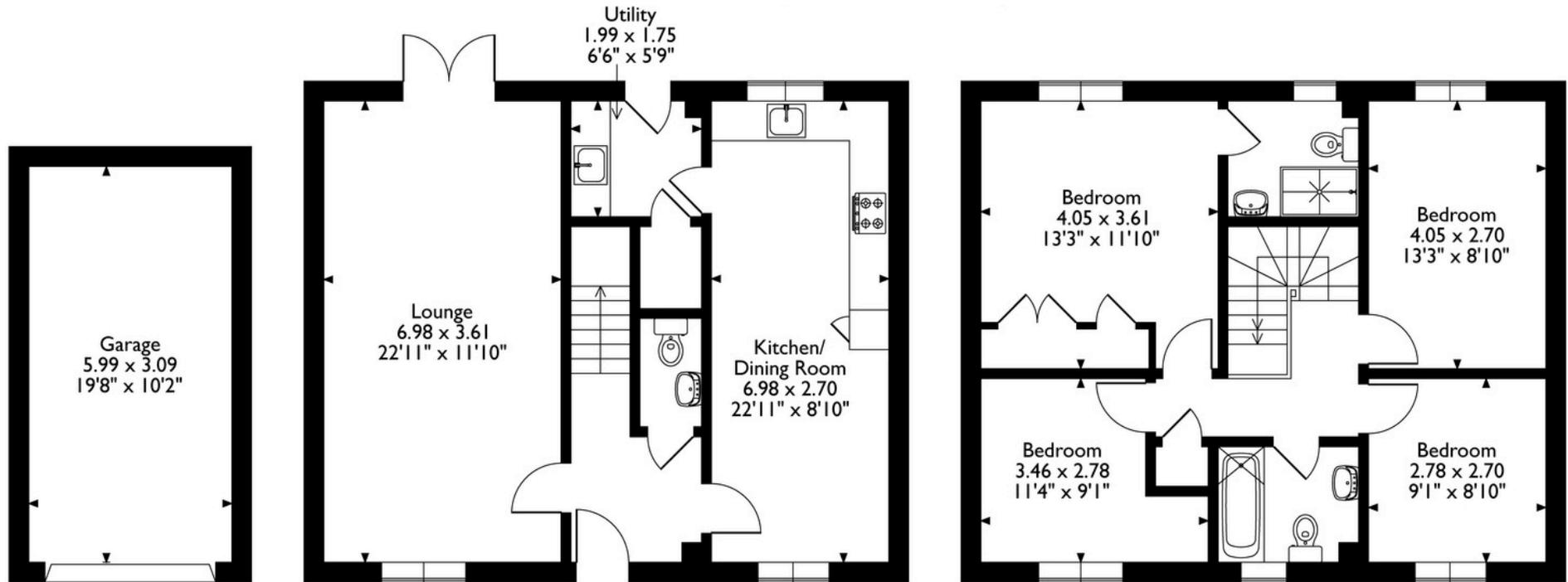
Freehold



7 Prince George Avenue, Oakham, Rutland LE15 6GE

House Total Approx. Gross Internal Floor Area incl. Garage = 1497 ft<sup>2</sup> / 139 m<sup>2</sup>

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



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**JAMES SELICKS**

**Oakham Office**  
 6-8 Market Place, Oakham  
 Rutland LE15 6DT  
 01572 724 437  
 oakham@jamesselicks.com

Market Harborough Office  
 01858 410 008  
 Leicester Office  
 0116 285 4554



**Important Notice**

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
  - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations or otherwise as to the correctness of each of them.
  - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
  - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**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.

