



WELLAND WAY
OAKHAM, RUTLAND

JAMES
SELICKS



“... A HOME READY FOR ITS NEXT CHAPTER ...”

A detached Oakham home with a south-facing rear garden, three reception areas, a conservatory and four bedrooms, now requiring a full programme of modernisation. The rooms are well proportioned, the layout flows naturally and the established plot provides plenty of space and scope for its next owner to create a home to their own specification.

Kitchen • Snug, Dining Room And Conservatory • Sitting Room • Principal Bedroom With En-Suite Shower Room • Three Further Bedrooms And Family Bathroom • Single Integral Garage • South-Facing Rear Garden • Workshop and Summer House • Block-Paved In-And-Out Driveway • NO CHAIN •

Accommodation

The property is entered into an entrance hall, where the staircase rises to the first floor and a cloakroom with WC and wash hand basin sits to the left.

To the right is the sitting room, a well-proportioned space with a wide window to the front and a brick fireplace providing a natural focal point. Double doors open into the snug, allowing the two rooms to be used together or separately.

Positioned across the rear of the property, the snug, dining room and kitchen enjoy views over the south-facing garden. The snug opens through an archway into the dining room, creating a natural connection between the two spaces. From the snug, patio doors open into the conservatory with French doors leading out to the garden. With its sunny southerly aspect, this is a lovely space from which to enjoy the garden and could make an inviting spot for morning coffee or relaxed summer evenings.

The dining room leads through to the kitchen, which is fitted with a range of wall and base units, with a window above the sink overlooking the garden and a door providing access to the side of the house.

The ground floor is completed by an inner hall, accessed from the entrance hall, with a useful storage cupboard, a door through to the dining room and internal access to the single integral garage.

To the first floor, the landing has a storage cupboard and provides access to four bedrooms and the family bathroom. The principal bedroom is positioned to the rear and overlooks the garden, with an en-suite shower room. There are two further double bedrooms and a single bedroom.

The family bathroom comprises a bath with shower over, wash hand basin and WC, with a window to the rear.



Outside

To the front, a block-paved in-and-out driveway provides ample off-road parking and leads to the single integral garage.

The south-facing rear garden is mainly laid to lawn, with mature shrubs, fenced boundaries and a paved area adjoining the conservatory. A timber workshop and summer house sit towards the far end of the garden, creating useful additional space for hobbies, storage or working from home.

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 F

Tenure

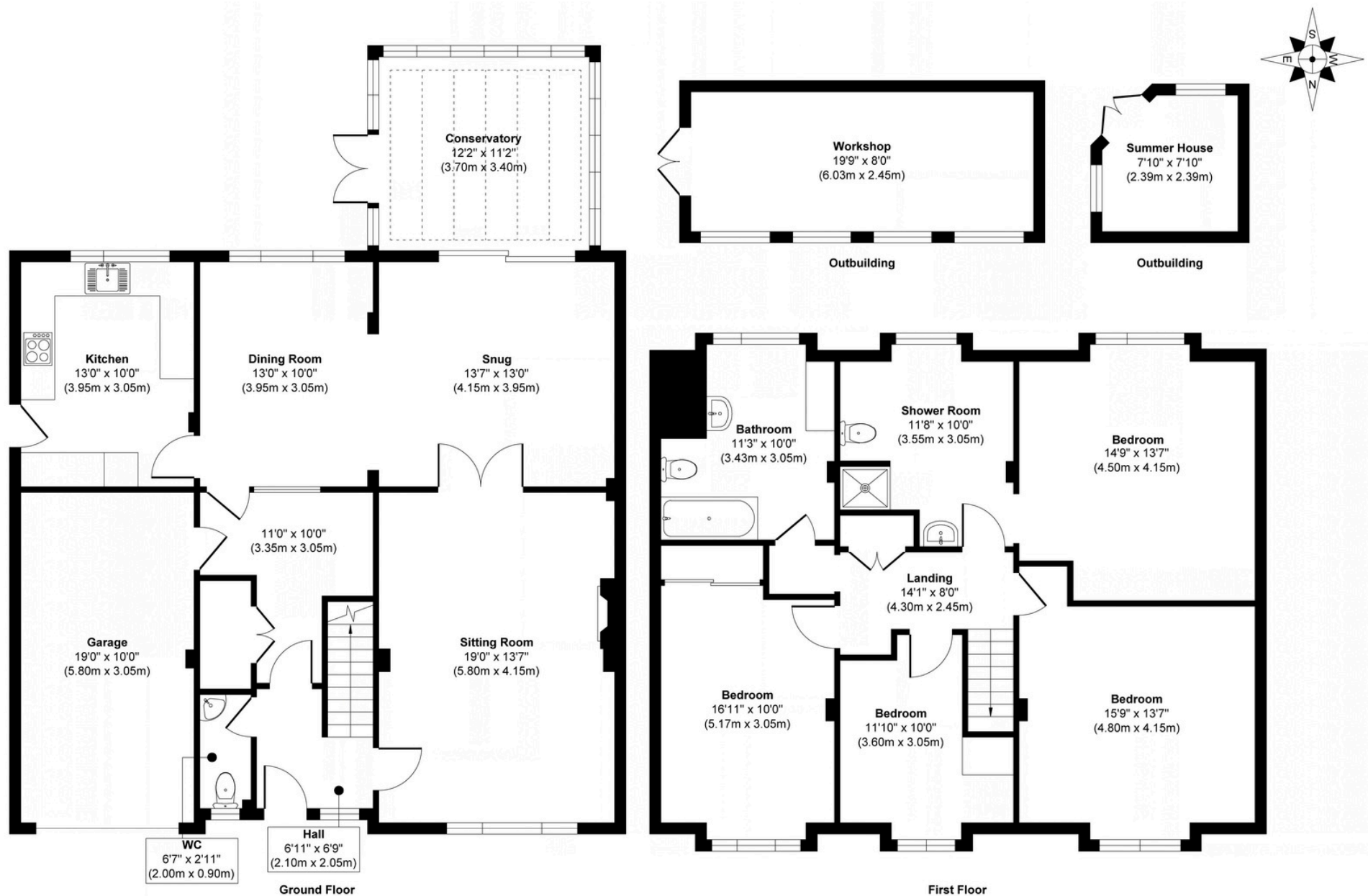
Freehold



11 Welland Way Oakham, Rutland, LE15 6SL

House Total Approx. Gross Internal Floor Area incl. Garage and Outbuilding = **2386 ft² / 222 m²**

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

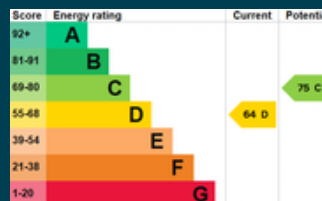




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Measurements and Other Information

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.

