



DEAN'S STREET  
OAKHAM, RUTLAND

JAMES  
SELICKS







## “... TWO-BEDROOM PERIOD HOME ...”

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**A well-presented two-bedroom period home offering deceptively spacious accommodation, ideally situated in the heart of Oakham town centre.**

Kitchen • Two Reception Rooms • Two Double Bedrooms • Ground Floor Shower Room • First Floor Bathroom • Private Rear Garden • Town Centre Location • EPC - E •

### Accommodation

This charming and beautifully presented home is entered via the living room, which enjoys a window to the front, a feature fireplace, and direct access to the dining room. The property is full of character and has been finished to a high standard throughout. The central dining room features a quarry-tiled floor, an understairs cupboard, a wood-burning stove set within a feature fireplace, and a built-in cupboard to the chimney breast recess. A rear window overlooks the garden, and there's access to the stairs leading to the first floor. At the rear, the galley kitchen offers a good range of fitted units, an integrated fridge-freezer and slimline dishwasher, space for a freestanding cooker, and a door to the garden. Off the kitchen is a modern shower room with space for white goods, a large corner shower, WC, and wash hand basin.

Upstairs, the main bedroom sits to the front with original timber flooring, a feature fireplace, and a built-in cupboard over the stairs. The second bedroom, also with exposed floorboards, overlooks the garden. Both bedrooms are served by a stylish bathroom featuring a freestanding roll-top bath, WC, wash hand basin, and housing for the gas-fired central heating boiler.

### Outside

Outside, the rear garden offers a gravel path leading to a seating area, with mature floral and shrub borders providing year-round interest. There is also shared access to the front via Dean's Street.





## 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 B

## Tenure

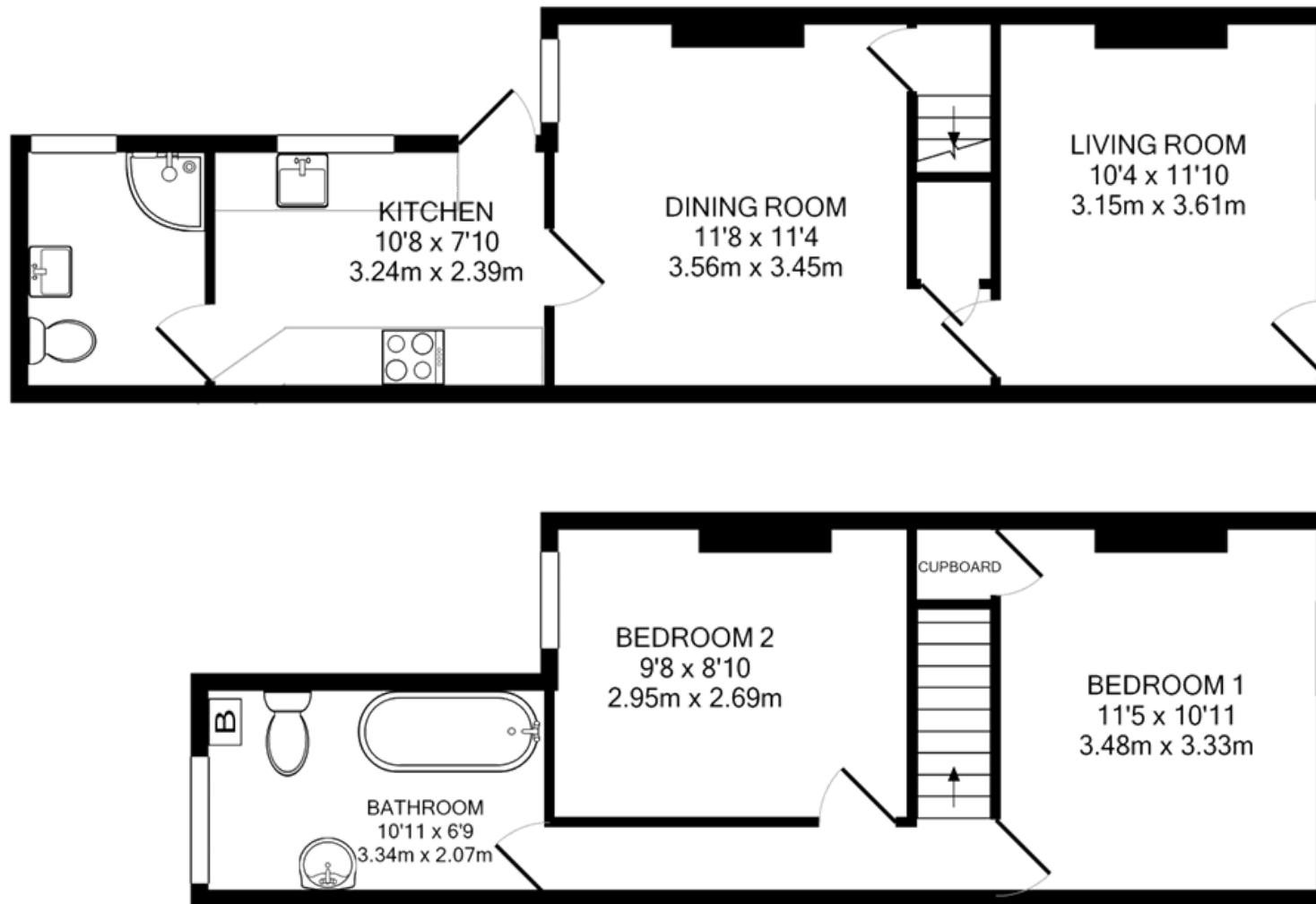
Freehold



**41 Dean's Street, Oakham, Rutland LE15 6AF**

House Total Approx. Gross Internal Floor Area = **764 ft<sup>2</sup> / 71 m<sup>2</sup>**

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







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#### Oakham Office

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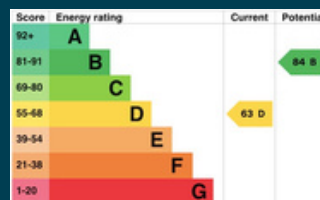
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#### Measurements and Other Information

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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