

CHURCHILL ROAD

OAKHAM, RUTLAND

JAMES SELLICKS


AI Enhanced

"... A Lovely Place to Call Home ..."

A welcoming home with plenty of personality, 9 Churchill Road is a beautifully presented three-bedroom family home in Oakham. From the deep green tiled kitchen and cosy sitting room with its stove to the dining room and conservatory overlooking the garden, the house offers a lovely balance of everyday practicality and inviting spaces to relax. Outside, an enclosed garden with a decked seating terrace and timber summer house provides somewhere to enjoy the warmer months.

Three-Bedroom Family Home • Sitting Room with Log Burner • Dining Room • Conservatory • Kitchen & Utility • Principal Bedroom with Built-In Wardrobes • Private Rear Garden • Decked Terrace and Summer House • Family Bathroom with Bath and Shower Over • Single Garage

Accommodation

The sitting room is a comfortable and inviting space, with a large window to the front bringing in plenty of natural light. A Log Burning stove on a black hearth beneath a chunky timber mantel, creating a natural focal point and a lovely setting for quieter evenings at home.

The kitchen has plenty of personality, fitted with black cabinetry, wooden worktops and a striking splashback of deep green glazed tiles. A black sink and gas hob complete the look, while the window above the sink enjoys a pleasant outlook along the garden towards the summer house. An opening leads through to the separate utility room, which continues the kitchen's finish with matching wall and base units, space for appliances and a door providing direct access to the patio.

The dining room is well placed for everyday meals and entertaining, with sliding glass doors opening into the conservatory beyond. With windows on three sides and a further door leading directly onto the patio, the conservatory enjoys views across the garden and provides a versatile additional reception space. Currently arranged as a home office, it offers an appealing setting for working from home, with the garden and summer house providing a pleasant backdrop. A downstairs WC completes the ground floor.

Upstairs, the principal bedroom is a generous double with built-in wardrobes. The second bedroom is also a double, while the third is a single room, currently arranged with bunk beds and offering flexibility as a child's bedroom, nursery or study.

The family bathroom is fitted with a P-shaped bath with shower over and curved glass screen, wash hand basin, low-flush WC and heated towel rail.





Outside

To the front, a neat garden features a central lawn, established shrubs and a paved pathway to the entrance, enclosed by low rail fencing.

The rear garden has a paved patio adjoining the house, a central lawn and a raised decked terrace at the far end, providing space for outdoor seating. A timber summer house with glazed double doors and an electricity supply completes the garden.

A single garage is positioned at the far end of the garden, with access from the rear. Vehicular access is from Alexander Crescent, where there is parking for one vehicle in front of the garage.

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.

Tenure

Freehold

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





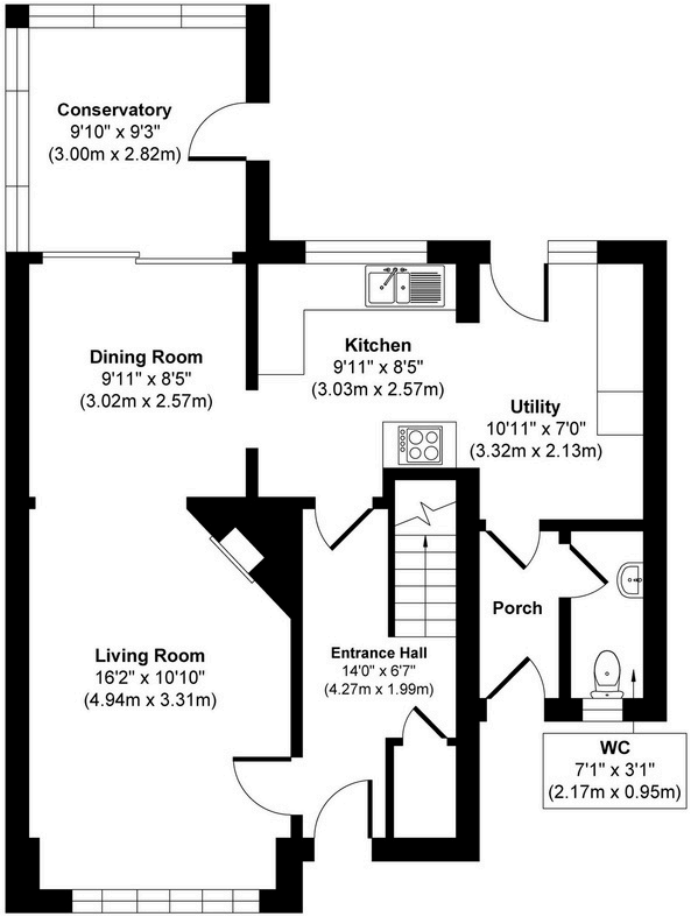


9 Churchill Road Oakham, Rutland, LE15 6LH

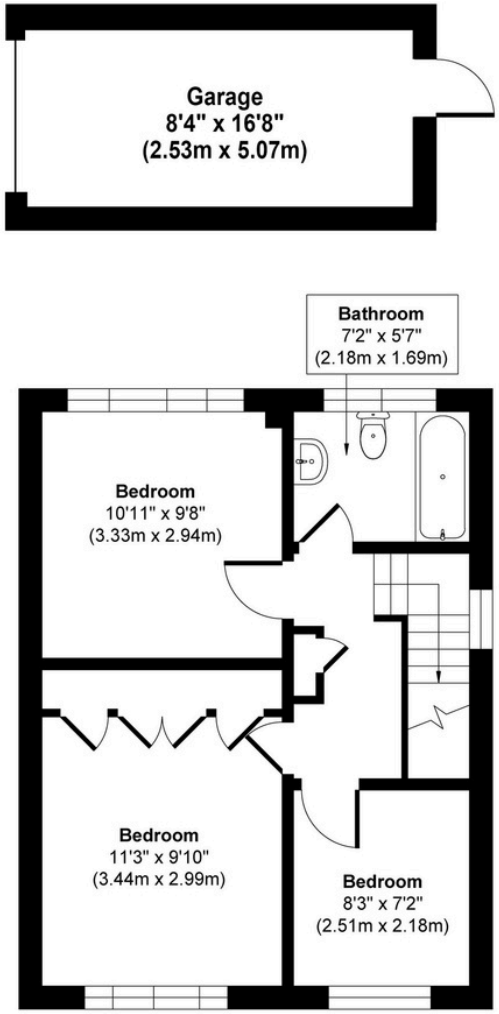
House Total Approx. Gross Internal Floor Area incl. Garage = **1294 ft² / 120 m²**

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





Ground Floor



First Floor







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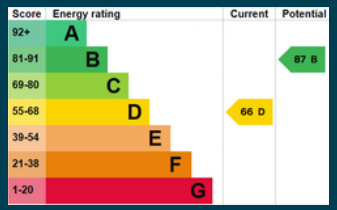
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The Property Ombudsman

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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.