



STATION ROAD

OAKHAM, RUTLAND

JAMES  
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

Oakham • Market Harborough • Leicester • London







## “... AN ATTRACTIVE, RED-BRICK FAMILY HOME ...”

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**An attractive, red-brick family home with four-bedrooms, off-road parking, garaging and a mature garden, all located just a stone's throw from Oakham town centre.**

Open Plan Living Kitchen • Three Reception Rooms • Utility Room, Pantry  
• Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom  
• Off-Road Parking, Single Garage • Private Rear Garden • Town Centre Location • EER - D •

### Accommodation

The entrance hall has stairs rising to the first floor and glazed doors to the living accommodation on either side with the downstairs cloakroom and a large storage cupboard at the far end.

To the front of the property are the two main reception rooms, both generously sized with feature fireplaces, one with an open fire, the other with a multi-fuel burning stove. Both rooms have large bay windows allowing plenty of light. There is a further reception room to the rear that is currently being used as an office with a window and glazed door opening out to the patio and garden.

The open plan living kitchen also located to the rear has been extended with the dining/seating area having a glazed roof and a full elevation of windows creating a wonderfully light and spacious feel. There is also a set of French doors opening out to the garden. The kitchen area itself has a comprehensive range of cabinets under Quartz worktops with a variety of integrated appliances to include a boiling tap, gas hob, fridge, freezer, microwave, and a dishwasher. There is also a large pantry cupboard. The utility room is located just off the kitchen, offering ample storage, a built-in airing cupboard, further space for white goods and a door into the integral garage.





### Accommodation continued...

To the first floor the landing gives way to the bedroom and bathroom accommodation. The master bedroom sits to the rear of the property with a window overlooking the garden.

There are a further three double bedrooms and a family bathroom comprising a free-standing bath, separate shower, wash hand basin, low flush lavatory and a chrome heated towel rail.

### Outside

The property is approached via a tarmac driveway providing ample parking and access to the single garage with up and over door. There is a pedestrian access to the left of the property leading to the rear garden. The rear garden has been beautifully-landscaped with a patio spanning the width of the property offering a great space for outdoor entertaining.

A curved lawn is a step up from the patio with an array of mature borders and specimen trees creating year-round interest. Through an archway at the rear of the lawn, a second garden area contains raised beds, a greenhouse, garden shed, workshop and cabin, currently used as a gym. The garden backs onto Oakham School playing fields meaning there are no overlooking houses.

“... FOUR-BEDROOMS, OFF-ROAD  
PARKING, GARAGING AND A MATURE  
GARDEN, ALL LOCATED JUST A STONE’S  
THROW FROM OAKHAM TOWN  
CENTRE ...”

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### **Location**

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

### **Directional Note**

From our office, take a left out of the Market Square and a left at the roundabout onto Burley Road (B668). Just before the bend take another left onto Station Road. Number seventy-five can be found toward the end of the road on the right-hand side.

### **Services & Council Tax**

The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.

### **Tenure**

Freehold



“... AN ARRAY OF MATURE BORDERS  
AND SPECIMEN TREES CREATING YEAR-  
ROUND INTEREST ...”

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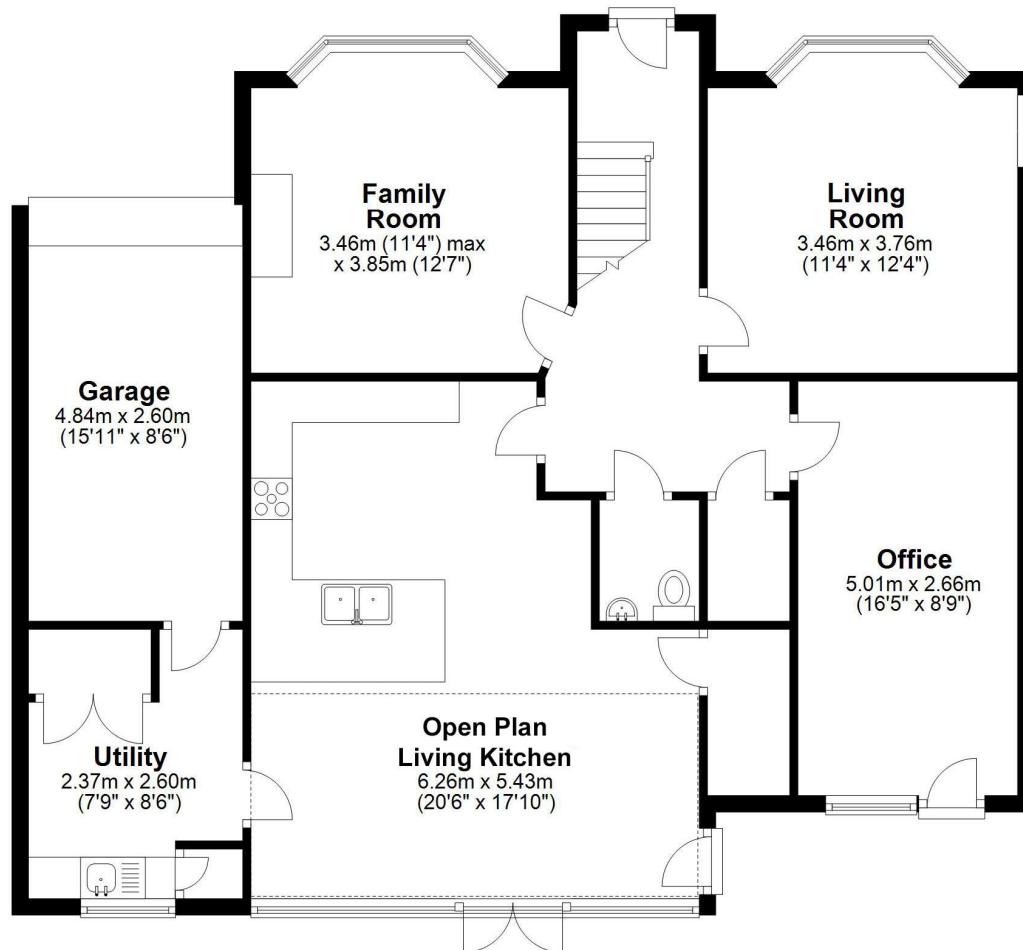
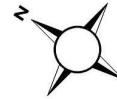
75 Station Road, Oakham, Rutland LE15 6QT

House Total Approx. Gross Internal Floor Area excl. Garage = 1774.7 ft<sup>2</sup> / 164.9 m<sup>2</sup>

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

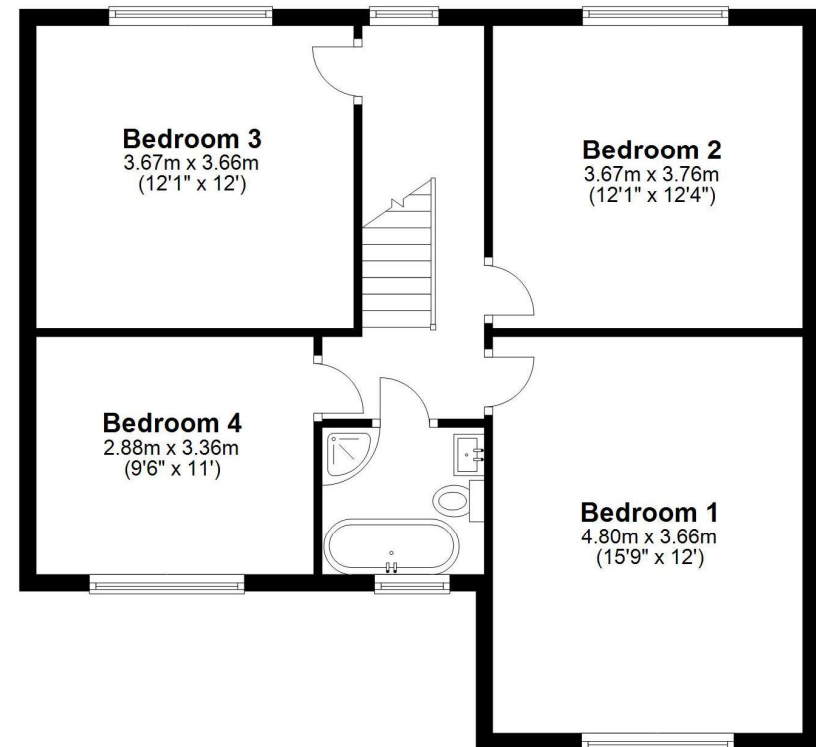
### Ground Floor

Main area: approx. 96.8 sq. metres (1042.0 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.3 sq. feet)



### First Floor

Approx. 68.1 sq. metres (732.7 sq. feet)



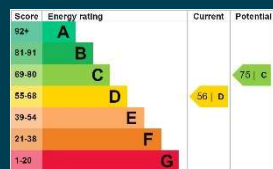




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## Measurements and Other Information

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.