

GLEN DRIVE

OAKHAM, RUTLAND



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

8 Glen Drive

Oakham
Rutland
LE15 6SB

A DETACHED, TWO-BEDROOM BUNGALOW WITH OFF-ROAD PARKING & GARAGING, SITTING WITHIN EASY WALKING DISTANCE OF OAKHAM TOWN CENTRE.

Breakfast Kitchen • Utility Room • Living Room • Two Bedrooms • Shower Room • Off-Road Parking & Garaging • Hard-Landscaped Front & Rear Gardens • EER - D •

ACCOMMODATION

Enter the property into a spacious entrance hall with ample built-in storage and access to the property's accommodation.

The living room sits to the front of the property with a large bay window allowing plenty of light and a feature fireplace. The breakfast kitchen sits to the rear of the property overlooking the garden. There is a good range of floor-standing and wall-mounted units with a range of integrated appliances and space for a small breakfast table. A spacious utility sits just off the kitchen offering further storage, space for white goods and a door out to the rear garden.

To the right of the entrance hall there are two double bedrooms, one to the front and one to the rear. The master bedroom sits to the front of the property with ample built-in storage and the second bedroom sits to the rear, it is currently being used as a dining room and has a glazed door out to the rear patio. Both bedrooms are served by a shower room with

large walk-in shower, wash hand basin and a low flush lavatory.

OUTSIDE

The property is approached via a paved driveway offering ample off-road parking and access to the oversized garage with up and over door offering space for a workshop area or potentially an ensuite to the second bedroom. To the left of the driveway is a hard-landscaped front garden with a variety of shrubs and trees that wrap around the left-hand side of the property where there is a gate into the rear courtyard garden. The rear courtyard garden has a large patio area providing a lovely space for outdoor entertaining with a mature border and a summer house.

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 the Oakham office take a left onto High Street, a right onto Mill Street and continue over the traffic lights onto Brooke Road. Proceed over the railway crossing onto Welland Way. Glen Drive is your third left-hand turn and you will find number eight on your right-hand side just as you reach the bend in the road.

SERVICES & COUNCIL TAX

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

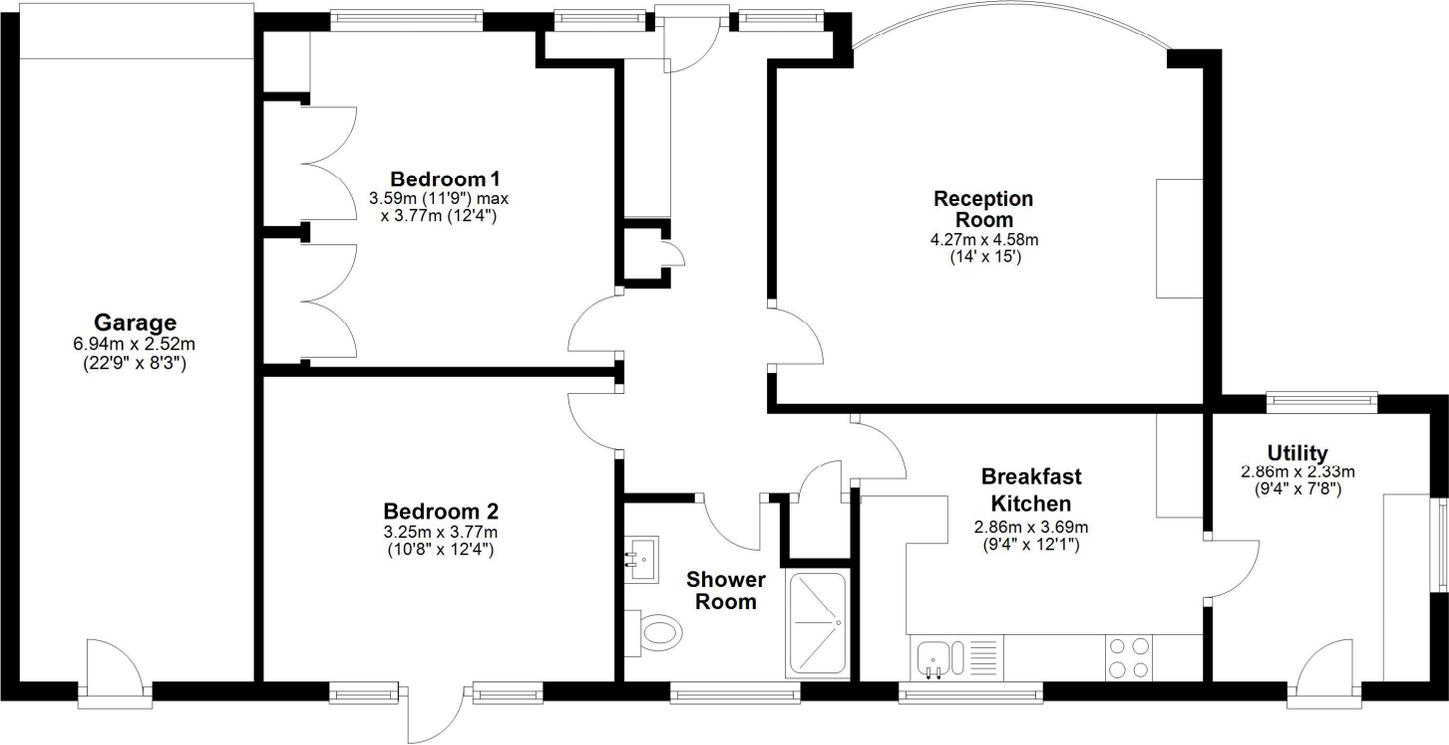
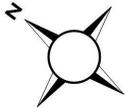




8 Glen Drive, Oakham, Rutland LE15 6SB
 House Total Approx Gross Internal Floor Area = **816.2 ft² / 75.8 m²**
 Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor

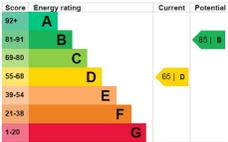
Main area: approx. 75.8 sq. metres (816.2 sq. feet)
 Plus garages, approx. 17.5 sq. metres (188.1 sq. feet)



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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.