



GREENWOOD STREET  
OAKHAM, RUTLAND

JAMES  
SELICKS







## “... THREE-BEDROOM DETACHED HOME ...”

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**A three-bedroom detached home with a west facing garden, single garage and off-road parking, all within walking distance of Oakham town centre.**

Dining Kitchen • One Reception Room • Utility Room, Downstairs Cloakroom • Three Double Bedrooms • Family Bathroom, One Ensuite • West Facing Garden • Single Garage, Off-Road Parking • Walking Distance to Town Centre • EPC - B

### Accommodation

Enter the property into an entrance hall, providing access to the ground floor accommodation and stairs rising to the first floor. To the right lies a spacious dining kitchen extending the full depth of the property, featuring a French door that opens directly onto the patio and rear garden. The shaker-style kitchen offers a generous range of fitted units, an array of integrated appliances, a breakfast bar, and ample space for a small dining table. Just off the kitchen is a utility room, providing additional storage, space for white goods, and a door leading out to the driveway. To the opposite side of the hallway is the living room, also spanning the depth of the property and benefitting from excellent natural light via a large bay window. The room is further enhanced by a media wall with electric fire.

To the first floor are three well-proportioned double bedrooms and two bath/shower rooms. The main bedroom benefits from built-in wardrobes and a private en-suite shower room. The remaining two bedrooms are served by a family bathroom, complete with a shower bath, wash hand basin, low-flush WC, and a heated towel rail.

### Outside

Parking is provided via a tarmac driveway for two vehicles with access to a single garage fitted with an up-and-over door. Estate fencing encloses a small front garden wrapping around the front and side of the property, laid mainly to lawn with planted borders and a pathway to the entrance. The rear garden is fully enclosed, offering excellent privacy and no overlooking properties. It is mainly laid to lawn with borders and a patio directly off the dining kitchen, ideal for outdoor dining and entertaining.





### 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 D

### Tenure

Freehold



**29 Greenwood Street, Oakham, Rutland LE15 6GU**

House Total Approx. Gross Internal Floor Area incl. Garage = **1184 ft<sup>2</sup> / 110 m<sup>2</sup>**

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



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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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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