



BULLFINCH CLOSE
OAKHAM, RUTLAND

JAMES
SELLICKS



“... FOUR-BEDROOM, DETACHED FAMILY HOME ...”

A well-presented four-bedroom detached family home offering off-road parking, garaging and a private rear garden, all within easy walking distance of Oakham town centre.

Dining Kitchen • Two Reception Rooms • Study • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Detached Single Garage, Off-Road Parking • Private Rear Garden • Walking Distance to Town Centre • NO CHAIN

Accommodation

The property is entered via a central entrance hall, providing access to a downstairs cloakroom and doors leading to the ground floor accommodation. To the rear of the house, a spacious dining kitchen spans the full width of the property. The kitchen is fitted with a range of modern units and integrated appliances, with ample space for a dining table. A glazed door opens directly onto the patio and garden, while bi-folding doors from the dining area lead into the conservatory, which also opens onto the patio, creating an excellent sense of indoor-outdoor living during the warmer months. The main living room is at the front of the property and can be accessed either via double doors from the dining kitchen or independently from the entrance hall. This room benefits from a feature fireplace and a large window that allows plenty of natural light. Completing the ground floor is a useful study.

To the first floor, there are four well-proportioned bedrooms and two bath/shower rooms. The principal bedroom benefits from an ensuite shower room, while the remaining three bedrooms are served by the family bathroom, which comprises a shower bath, wash hand basin and low-flush WC.

Outside

Externally, the property offers ample off-road parking to the front on a block-paved driveway, along with a detached single garage with up-and-over door. To the left-hand side, a pedestrian gate provides access to the rear garden. The garden itself is mainly laid to lawn with a variety of planted borders, specimen trees and shrubs. There are two patio areas — one directly adjoining the house and another in the far corner — as well as a useful garden shed. Fully fenced boundaries and mature planting provide a high degree of privacy and security.



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.

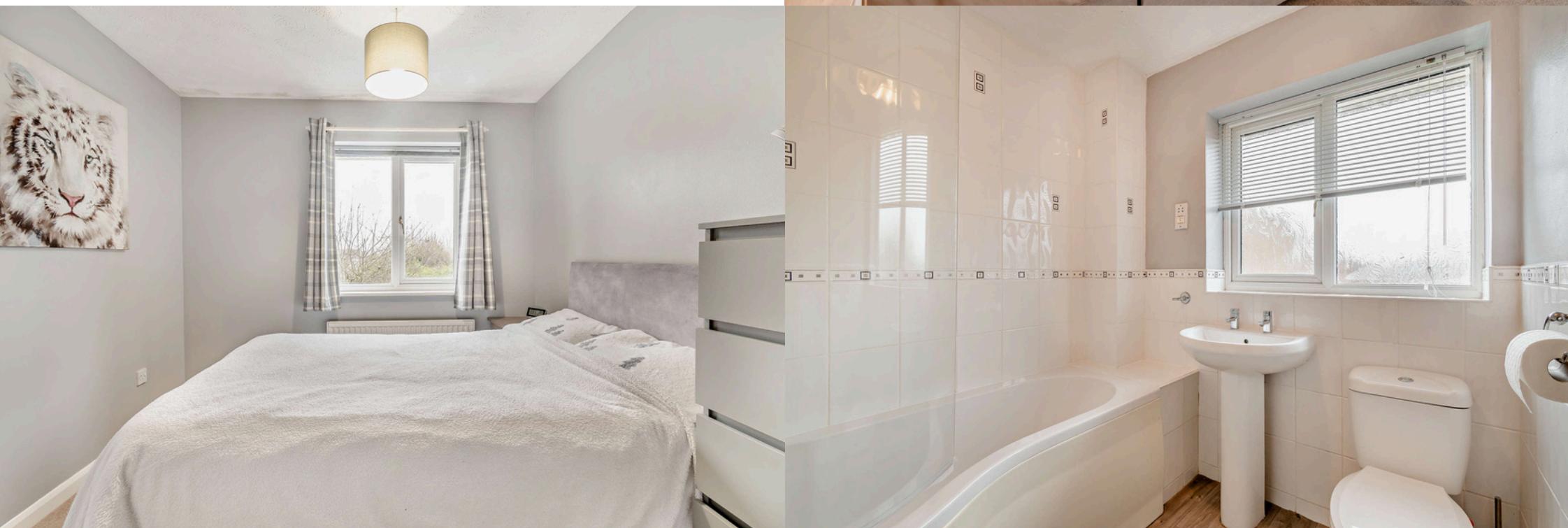
Services & Council Tax

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

Rutland County Council – Tax Band D

Tenure

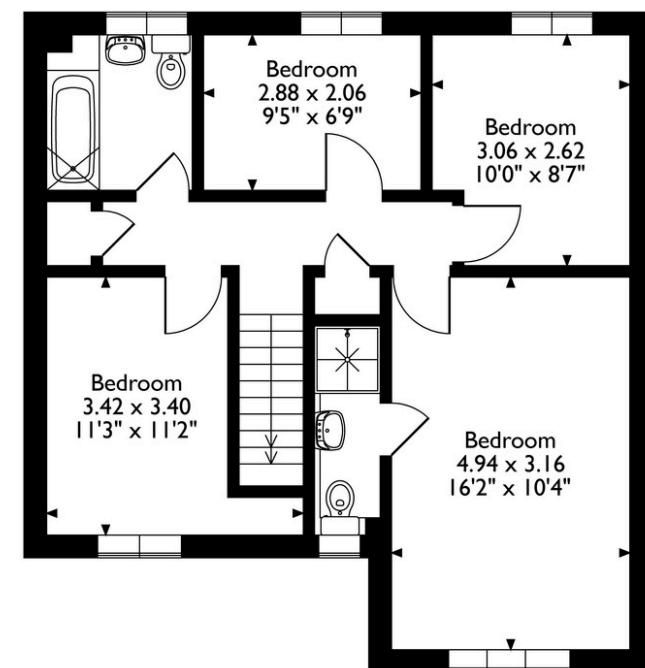
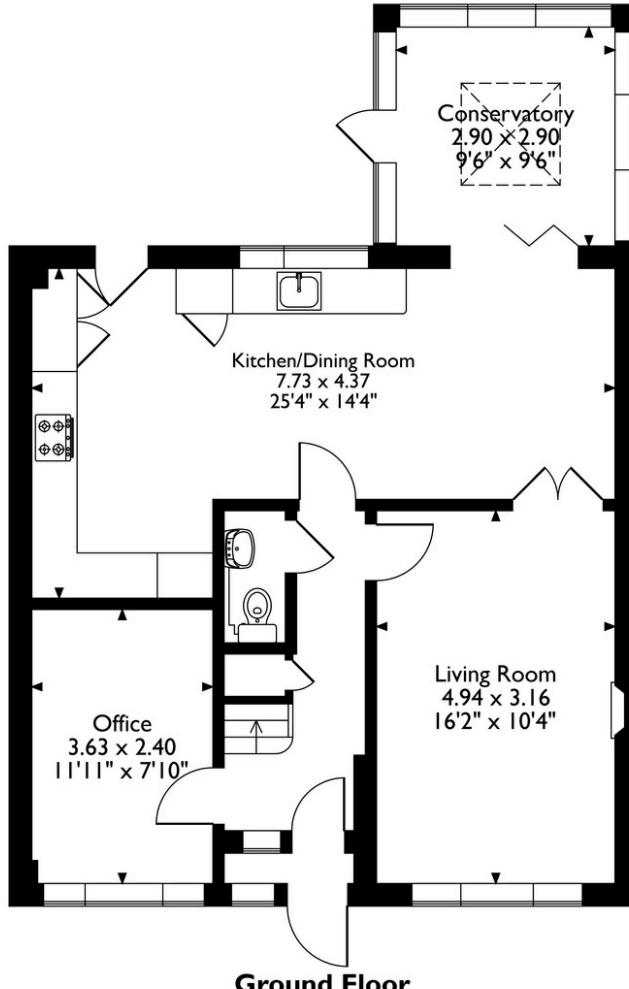
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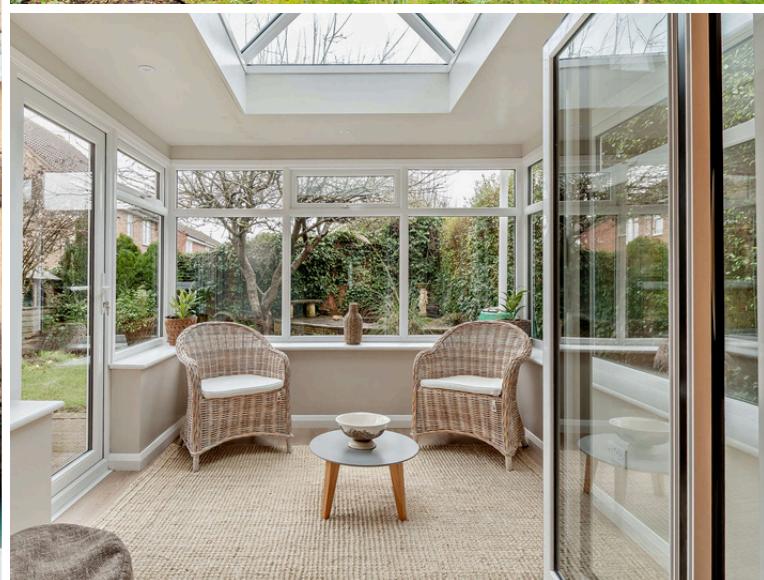
29 Bullfinch Close, Oakham, Rutland LE15 6BS

House Total Approx. Gross Internal Floor Area incl. Garage = **1528 ft² / 142 m²**

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



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.



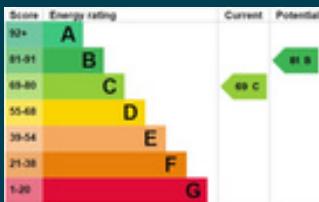
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Measurements and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.