



GREENWOOD STREET  
OAKHAM, RUTLAND

JAMES  
SELICKS



## “... BEAUTIFULLY-PRESENTED, FOUR-BEDROOM FAMILY HOME ...”

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A beautifully presented four-bedroom family home with spacious, light-filled accommodation, off-road parking and garaging, conveniently situated within walking distance of Oakham town centre.

Open Plan Living Kitchen • One Reception Room, Study • Utility Room, Downstairs Cloakroom • Four Double Bedrooms • Family Bathroom, One Ensuite • Private Rear Garden • Off-Road Parking, Single Garage • Walking Distance to Town Centre • EPC - B •

### Accommodation

Enter the property into a central entrance hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation. To the rear is a spacious and light-filled open-plan living kitchen, with bi-fold doors opening onto the patio and garden. The kitchen is fitted with a range of contemporary units, integrated appliances and a central island, with ample space for both dining and seating. A useful utility room provides additional storage and space for white goods. Positioned to the left of the entrance hall is a generous sitting room spanning the depth of the property, with a window to the front and French doors to the rear allowing for excellent natural light. The ground floor is completed by a study and a cloakroom.

To the first floor, a spacious landing benefits from a charming window seat. There are four bedrooms and two bath/shower rooms. The principal bedroom is particularly generous, featuring built-in storage, a dressing area and a well-appointed en-suite shower room. The three remaining bedrooms, two with built-in wardrobes, are served by the family bathroom, which comprises a bath, separate shower, wash hand basin, low-flush WC and heated towel rail.

### Outside

Externally, the property benefits from ample off-road parking on a tarmac driveway leading to a single garage with an up-and-over door. A side gate provides access to the rear garden, which is predominantly laid to lawn with attractive raised borders and a patio wrapping around the rear of the property, providing ample space for outdoor seating and dining. Beyond the main garden is a private decked entertaining area. Fully enclosed by brick walling and fencing, the garden enjoys a high degree of privacy with no overlooking properties.



### 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 F

### Tenure

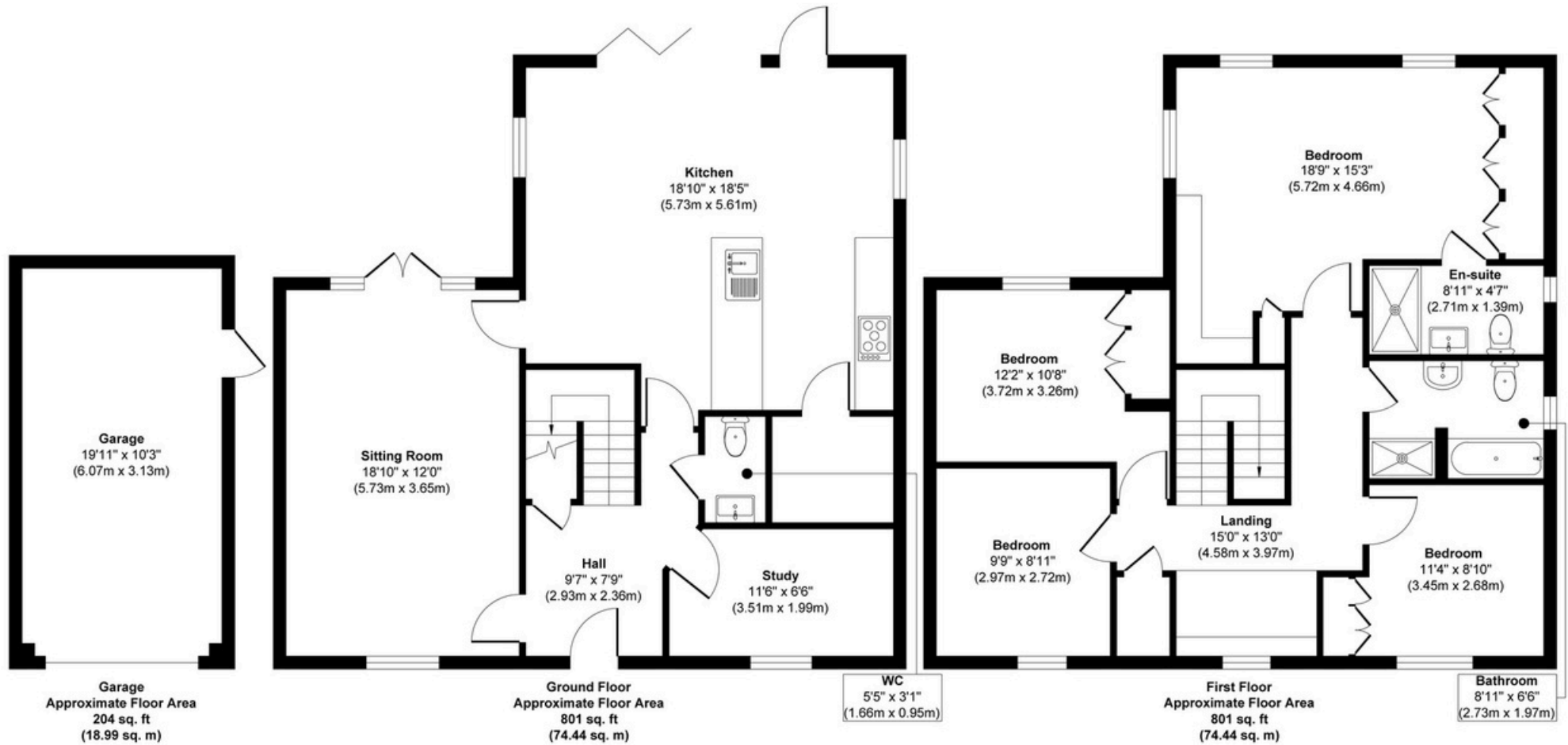
Freehold



63 Greenwood Street, Oakham, Rutland LE15 6GU

House Total Approx. Gross Internal Floor Area incl. Garage = 1606 ft<sup>2</sup> / 168 m<sup>2</sup>

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





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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.