

# TAY CLOSE

OAKHAM, RUTLAND



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## 17 Tay Close

Oakham  
Rutland  
LE15 6JR

**A WELL-PRESENTED, FOUR-BEDROOM DETACHED HOME WITH GENEROUS LIVING ACCOMMODATION AND WITHIN EASY WALKING DISTANCE OF OAKHAM TOWN CENTRE.**

Dining Kitchen | Two Reception Rooms | Study |  
Downstairs WC | Four Bedrooms | Family Bathroom  
& One En-suite | Off-Road Parking & Single Garage |  
Walking Distance To Town Centre | Private Rear  
Garden | EPC - C

### ACCOMMODATION

Enter the property into an entrance hall with a study off to the left and double doors opening to the right into the main hall that provides access to the ground floor accommodation. There is an L-shaped dining kitchen sitting to the rear of the property with a comprehensive range of floor standing and wall mounted cupboards and drawers, an integrated eye-level double oven, gas hob with extractor over, a sink with mixer tap and space and plumbing for white goods. The kitchen has a door out to the side of the property and also into the conservatory.

The large conservatory has double doors opening out to the garden and sliding doors into the sitting room creating a lovely flow. The generously sized sitting room has two windows to the front elevation providing plenty of light, a feature fireplace and a door back into the main hall. The ground floor is completed by a downstairs WC.

Stairs rise to the first-floor landing providing access to the bedroom and bathroom accommodation. The principal bedroom sits to the front of the property with two large windows, built-in wardrobes and an en-suite shower room comprising a large shower enclosure, low flush lavatory and wash hand basin.

Bedroom two, also a large double, again sits to the front of the property and offering a built-in storage

cupboard. Bedrooms three and four sit to the rear of the property, both good-sized bedrooms and overlooking the garden. These bedrooms are served by a family bathroom comprising a panelled bath with shower over, wash hand basin and low flush lavatory.

### OUTSIDE

There is ample parking on the block paved driveway that provides access to the integral single garage and to the pedestrian access down the left-hand side of the property leading to the garden. The garden wraps around the rear and side of the property giving a good amount of space and also benefiting from a huge amount of sunshine. It is a mature garden that benefits from established floral and shrub borders as well as some specimen trees providing year-round interest and privacy. The property also benefits from a large storage cupboard accessed from the garden ideal for storing garden equipment and tools. The garden space to the side of property provides a patio area ideal for a table and outdoor dining.

This well located and immaculately presented property comes to the market with the agent's strongest recommendation for an internal inspection.

### 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 the High Street, a right at the roundabout onto Mill street, continue through the traffic lights and over the railway. Take your first left onto Brooke Road immediately after crossing the railway and continue along until you find Trent Road on your right. Follow Trent Road around the corner and take a left onto Spey Drive, then your first right onto Tay Close, you will find number seventeen immediately on your right-hand side.

### SERVICES & COUNCIL TAX

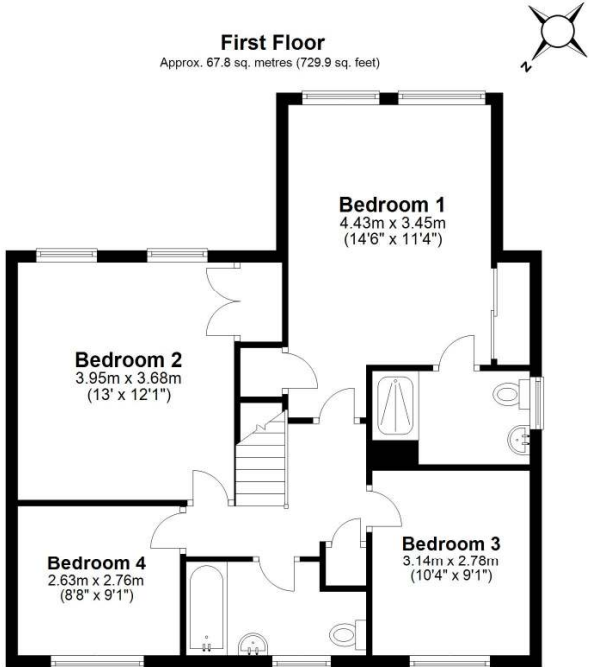
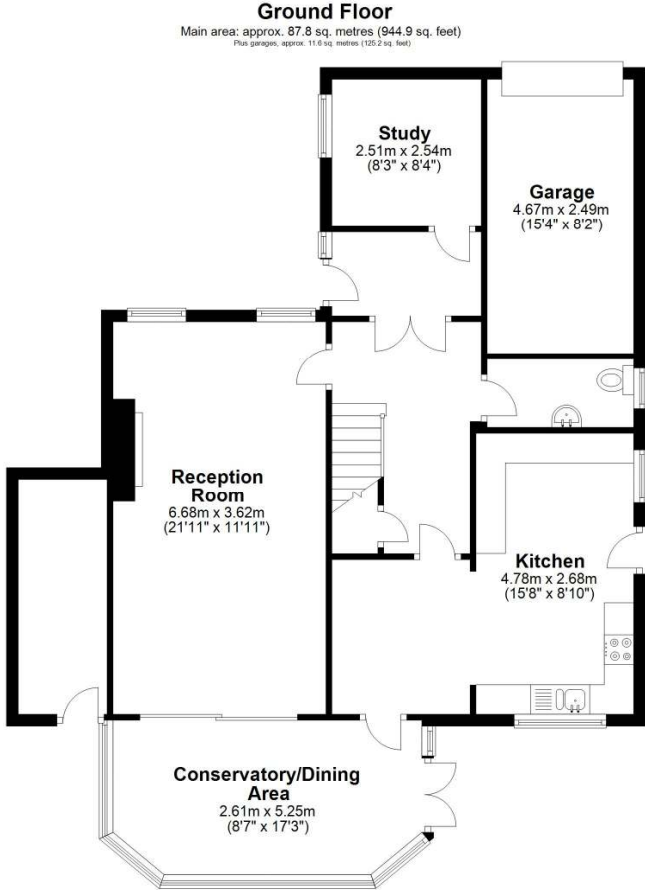
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.







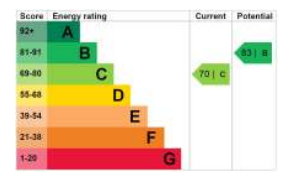
**17 Tay Close, Oakham, Rutland LE15**  
 House Total Approx Gross Internal Floor Area = **1674.8 sq. ft / 155.6 sq. m**  
 Measurements are approximate, not to scale, illustrative purposes only.



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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.