

REDLAND ROAD

OAKHAM, RUTLAND



JAMES
SELLICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

28 Redland Road

Oakham
Rutland
LE15 6PJ

A DECEPTIVELY SPACIOUS, THREE-BEDROOM PROPERTY, IN NEED OF MODERNISATION, SITTING WITHIN WALKING DISTANCE OF OAKHAM TOWN CENTRE.

Kitchen | Lounge Diner | Downstairs Shower Room
| Utility Area | Three Bedrooms | Family Bathroom |
Off-Road Parking | Private Rear Garden | Walking
Distance To Town Centre | EPC - TBC

ACCOMMODATION

Enter the property into an entrance porch leading into the lounge/diner. The lounge/diner spans the depth of the property from front to back with large windows to both ends providing plenty of light. A door from here opens into the kitchen that has a range of floor-standing and wall mounted cupboards and drawers, space for freestanding white goods as well as a useful pantry cupboard. The property was originally built with an integral single garage however this space has subsequently been converted into a ground floor wet room and additional storage.

To the first floor there is a generous sized landing with a large window looking over the rear garden and access to the bedroom and bathroom accommodation.

The principal bedroom sits to the front of the property with a large picture window and offers ample storage in both the fitted wardrobe and cupboard. Bedroom two is also a generous sized double room has a large cupboard that houses the new gas-fired central heating boiler. Bedroom three sits to the rear of the property overlooking

the garden and all three bedrooms are served by a bathroom with panelled bath and shower over, pedestal wash hand basin, a low flush lavatory and a stainless-steel heated towel rail.

OUTSIDE

To the front there is off-road parking on the driveway and although the garage has been converted there is still retained storage space to the front of the property accessed via the up and over garage door.

To the rear of the property there is a mature garden that is fenced and hedged on all sides providing a good degree of privacy and security. The garden is a generous size for this age and style of property and has an array of mature floral and shrub borders. This well-located property offers great potential for modernisation and must be viewed to be appreciated.

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 Oakham Market Place turn onto the High street. Continue along the High Street and into Melton Road, crossing over the railway line and taking a left into Cold Overton Road. Take the 6th right hand turn on to Redland Road follow around the bend and you will find number twenty-eight on your left.

SERVICES & COUNCIL TAX

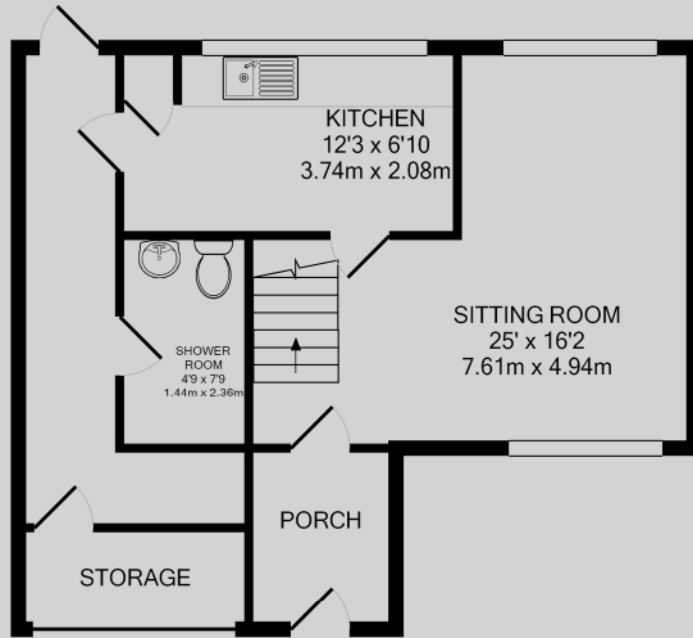
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band B.



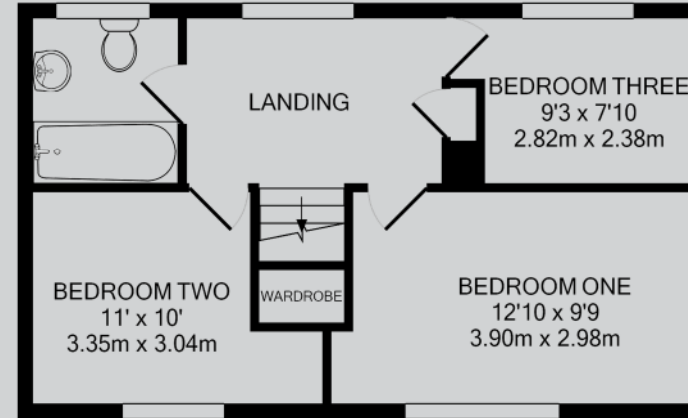


28 Redland Road, Oakham, Rutland LE15 6PJ

House Total Approx Gross Internal Floor Area = **803 sq. ft / 74.6 sq. m**
Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



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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.