

CHAFFINCH CLOSE

OAKHAM, RUTLAND



JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A SPACIOUS AND IMMACULATELY-PRESENTED, FIVE-BEDROOM DETACHED FAMILY HOME SITTING IN A SOUGHT-AFTER LOCATION JUST A SHORT WALK FROM OAKHAM TOWN CENTRE.



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8 Chaffinch Close

Oakham, Rutland LE15 6BY

- Open Plan Dining Kitchen
- Two Reception Rooms
- Utility & Downstairs WC
- Master Bedroom with En-suite
- Four Further Bedrooms
- Family Bathroom
- West-Facing Garden
- Off-Road Parking & Integral Garage
- Walking Distance of Town Centre

ACCOMMODATION

Enter the property into a light and airy entrance hall with stairs rising to the first-floor galleried landing and doors to the ground floor accommodation.

The main sitting room is accessed via glazed double doors from the entrance hall. The room is a generous size spanning the depth of the property with a feature fireplace, a large bay window to the front and glazed sliding doors opening out to the rear garden.

Just along from the sitting room is a second reception room that is currently used as a snug / music room. This room has a wonderful, curved bay window that looks out over the garden.

The beautifully presented and extended open plan dining kitchen is the centrepiece of the home providing a comprehensive range of floor standing and wall mounted units, a large island and breakfast bar with an integrated dishwasher and sink with mixer tap over. There is space for both an American style fridge freezer and a Range style cooker with extractor over. Just off the main kitchen area is the extension that provides a dining space and access out to the garden. There is also easy access to the integral garage from the kitchen.

A utility room is located just off the kitchen providing additional storage as well as space and plumbing for white goods and the ground floor is completed by a downstairs WC.

To the first floor a large gallery landing gives access to the bedroom and bathroom accommodation which comprises five bedrooms and a family bathroom. The generous sized master bedroom sits to the rear of the

property overlooking the garden. It offers ample built-in storage and an en-suite shower room with a large corner shower, wall hung wash hand basin and low flush WC.

Bedroom two, three and four all sit to the front of the property with bedroom five sitting to the rear. Bedroom two and three are both double rooms, bedroom four and five both generous singles. The first floor is completed by a family bathroom comprising a WC, free-standing wash handbasin and a P-shaped bath with shower over.

All bathrooms throughout the property have been recently re-fitted.

OUTSIDE

There is ample parking on the private driveway that provides access to the integral garage and to the rear of the property via a side access. The rear garden has a west-facing orientation with a large patio area sitting off the main living spaces providing the perfect space for garden furniture and outdoor entertaining space. The garden is predominantly laid to lawn with established fenced boundaries on all sides providing a good degree of privacy and security.

This excellent family home in a very sought-after location is offered 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 Market Place take a left onto the High Street and a left at the roundabout onto Burley Road. Continue out of Oakham town centre on Burley Road and take a left at the roundabout onto Burley Park Way. Take your first left onto Kestrel Road, another left onto Partridge Way and another left onto Chaffinch Close. Follow the road to the end and you will find number eight on your right-hand side.



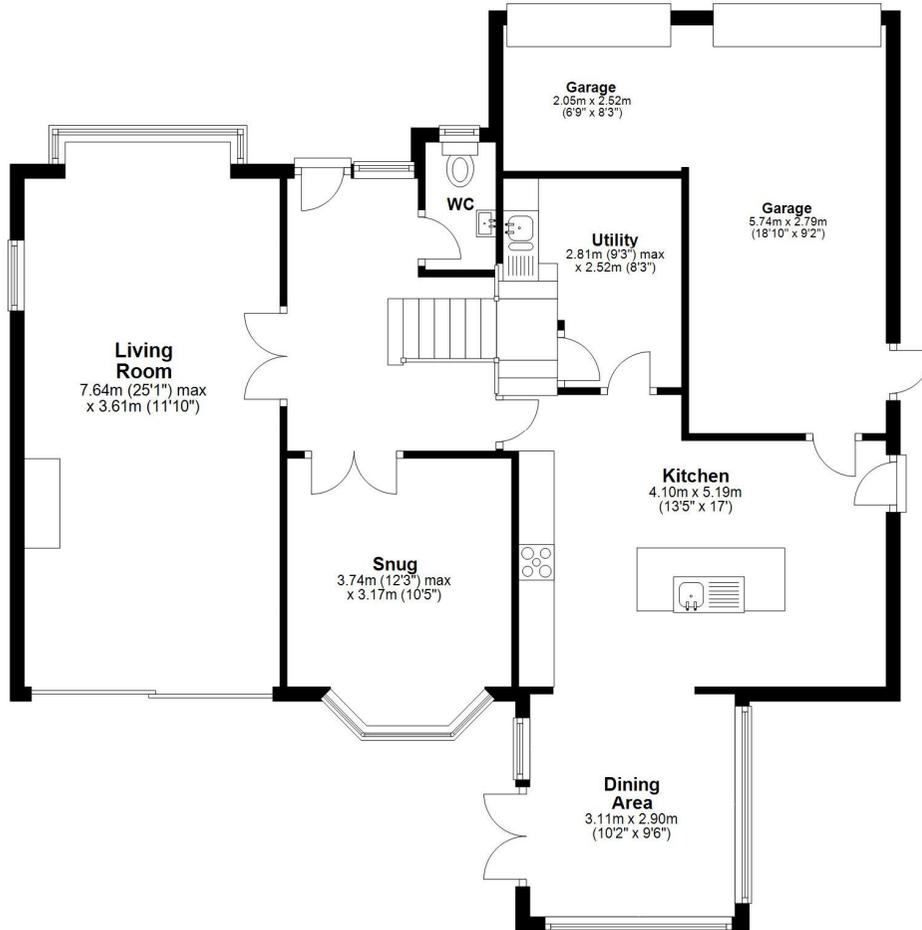


8 Chaffinch Close, Oakham, Rutland LE15 6BY

House Total Approx. Gross Internal Floor Area = 1975.5 ft² / 183.5 m²
Measurements are approximate, not to scale, illustrative purposes only.

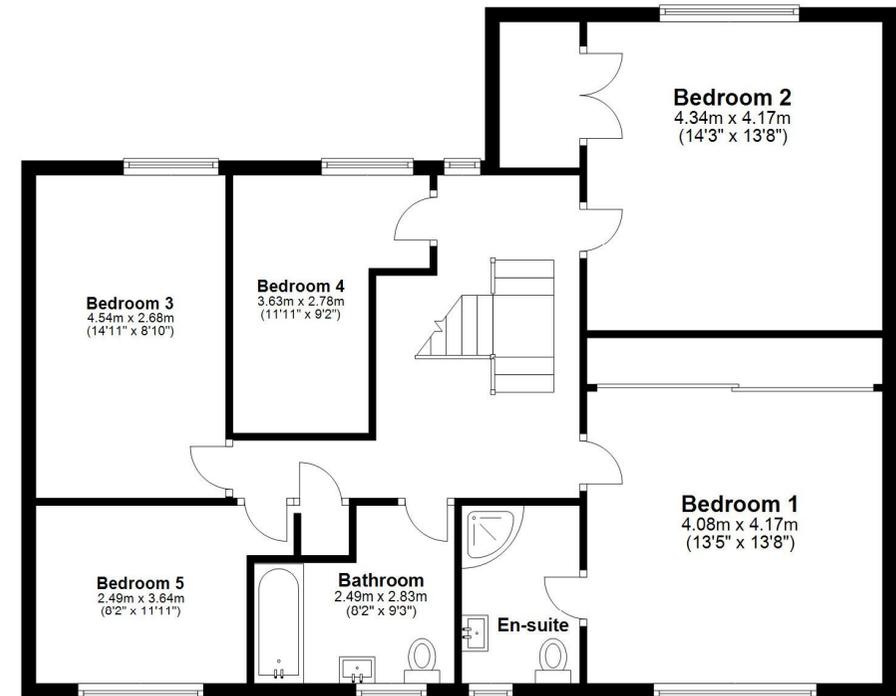
Ground Floor

Main area: approx. 86.7 sq. metres (933.4 sq. feet)
Plus garages: approx. 21.4 sq. metres (230.2 sq. feet)



First Floor

Approx. 96.8 sq. metres (1042.0 sq. feet)



SERVICES & COUNCIL TAX

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	69 C
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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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