



GRIFFITHS CLOSE
OAKHAM, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM FAMILY HOME ...”

A four-bedroom family home offering excellent potential for modernisation, featuring a double garage and off-road parking, set in a popular cul-de-sac on the outskirts of Oakham.

Kitchen • Two Reception Rooms • Utility Room, Downstairs Cloakroom • Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking, Double Garage • South Facing Garden • Walking Distance to Town Centre • EPC - D •

Accommodation

Enter the property into a spacious entrance hall with doors leading to the ground floor accommodation and stairs rising to the first floor. At the rear, the kitchen offers a good range of fitted units, a variety of integrated appliances, and space for a breakfast table. A door from the kitchen leads to a generous utility room with additional storage, space for white goods, access to the integral garage, and a door to the side of the property. To the front of the hallway, the living room features a bay window flooding the space with natural light and a feature fireplace. Double doors open into a dining room to the rear, a bright, airy space with French doors onto the garden and patio. The ground floor is completed by a convenient cloakroom.

On the first floor, there are two double bedrooms and two single bedrooms. The principal bedroom, located at the front, is well-proportioned with a bay window, built-in storage, and an ensuite shower room. The second double bedroom overlooks the rear garden, while the two single bedrooms are positioned to the front and rear of the property. These three bedrooms share a shower room with a large walk-in shower, wash hand basin, and low-flush WC.

Outside

Externally, the property benefits from a tarmac driveway providing off-road parking for five vehicles and access to the double garage with electric doors. The front garden is hard landscaped with a pathway leading to a covered porch. A pedestrian gate to the side provides access to the rear garden, which has been designed for low maintenance, featuring multiple seating areas, planted borders, a shed, and mature planting providing a good degree of privacy.



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 E

Tenure

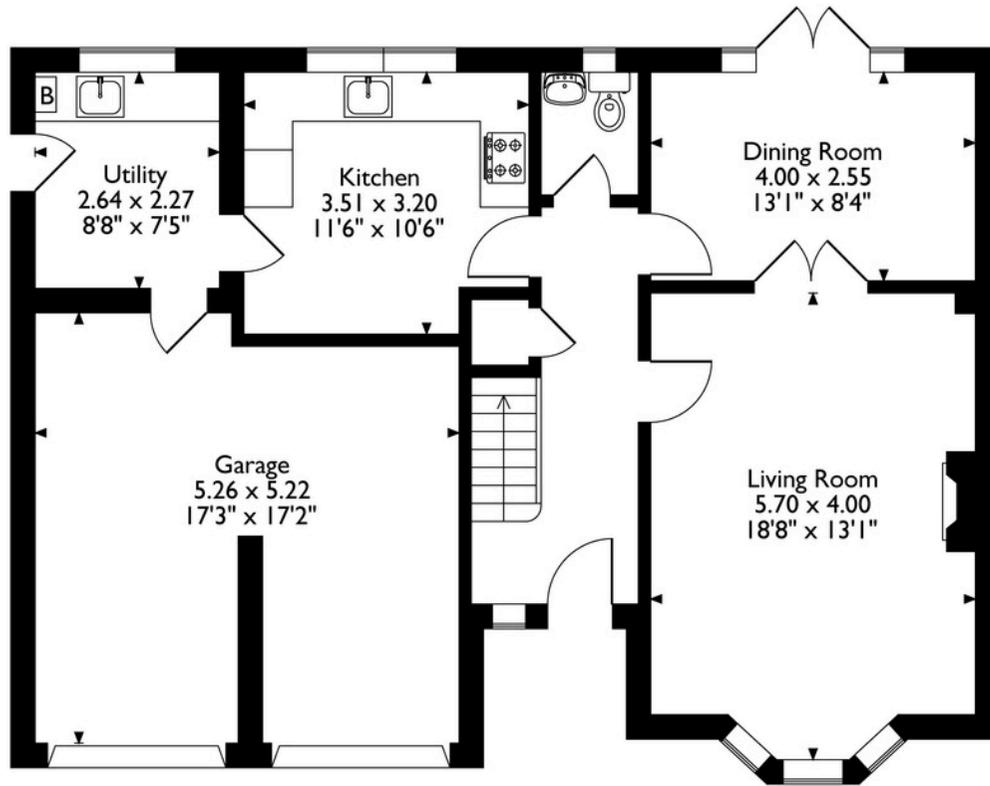
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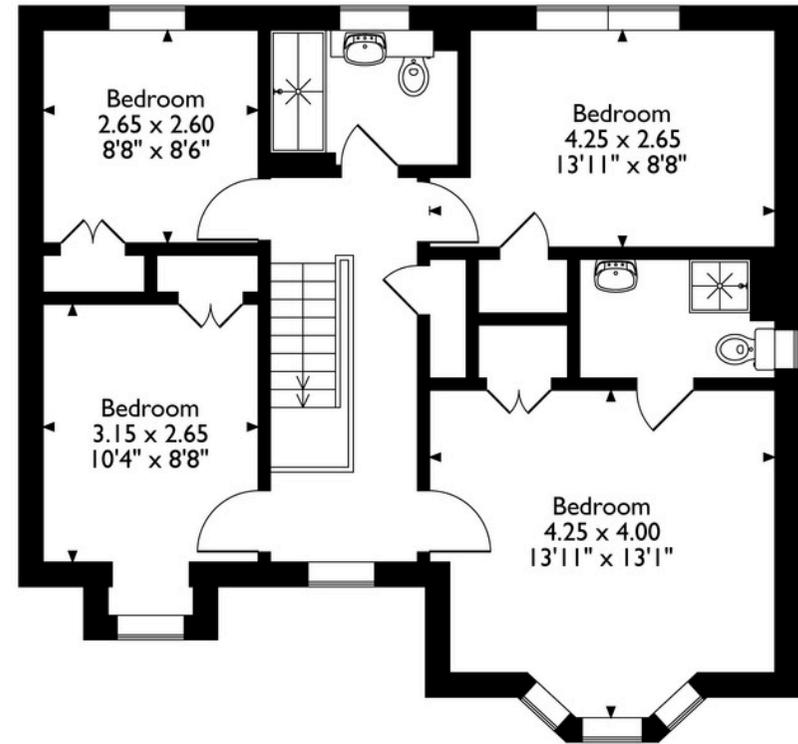
10 Griffiths Close, Oakham, Rutland LE15 6FP

House Total Approx. Gross Internal Floor Area incl. Garage = 1669 ft² / 155 m²

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



Ground Floor



First Floor

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.



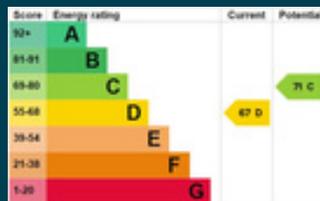
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Measurements and Other Information

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.