

KILBURN END

OAKHAM, RUTLAND



**JAMES
SELICKS**

ESTATE AGENTS & CHARTERED SURVEYORS

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4 Kilburn End

Oakham
Rutland
LE15 6LW

OFFERS OVER: £210,000

A well-presented three storey town house with no onward chain, offering off road parking and garaging within easy walking distance of Oakham town centre & its railway station.

Kitchen | Sitting/Dining room | Master Bedroom & Ensuite Shower | Two Further Double Bedrooms | Bathroom | Shower Room | Utility | Private Rear Garden | Garage | Parking | Walking Distance To Town Centre | EPC-C

ACCOMMODATION

The property's accommodation in brief comprises of an entrance hall with stairs rising to the first floor. The ground floor has an under-stair storage cupboard and a shower room with tiled floor and walls, low flush WC, wash hand basin and shower. Bedroom three/study is also located on the ground floor with a window overlooking the rear garden. This floor is completed with a utility room providing space and plumbing for a washing machine, storage cupboards and the gas central heating boiler, plus a door out to the rear.

The first-floor accommodation comprises a large L shaped sitting room with a feature fireplace and a large picture window overlooking the rear garden and open views beyond. The kitchen sits to the front of the first floor and has a good range of floor standing and wall mounted cupboards and drawers, an integrated oven with gas hob and extractor fan and a stainless-steel sink with mixer tap over. There is space for a tall fridge freezer and a dishwasher.

Stairs from the first-floor landing lead to the top floor where two of the bedrooms are located. The master bedroom sits to the rear of the property and has a window overlooking the garden.

This bedroom is complemented by an ensuite shower room with low flush WC, wash hand basin and shower unit. Bedroom two sits to the front of the property with double windows and storage. The internal accommodation is completed by a fully tiled bathroom with panel bath, low flush WC and wash hand basin.

OUTSIDE

To the outside there is parking on the tarmac driveway & access to the integral single garage. To the rear the South facing garden, with outside tap, is mainly laid to lawn, fenced on three sides and has a path leading to the garden shed

This property is ideal as a first-time buyer's property or as an investment opportunity for onward rent.

LOCATION

Oakham is an attractive and historic market town with a full range of shops and other facilities. Other towns such as Uppingham and Melton Mowbray are only a short drive away. The town is also conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering

DIRECTIONAL NOTE

From our Oakham office take the exit for Burley Road at mini-roundabout and continue on until you reach Station Road on your left. Turn left onto Station road and follow until you reach the Kilburn Road. Turn right down Kilburn Road and follow round to the left. You will find number 4 just after the bend on your left-hand side.

SERVICES & COUNCIL TAX

The property is offered to market with all mains services and gas central heating. Council tax band C

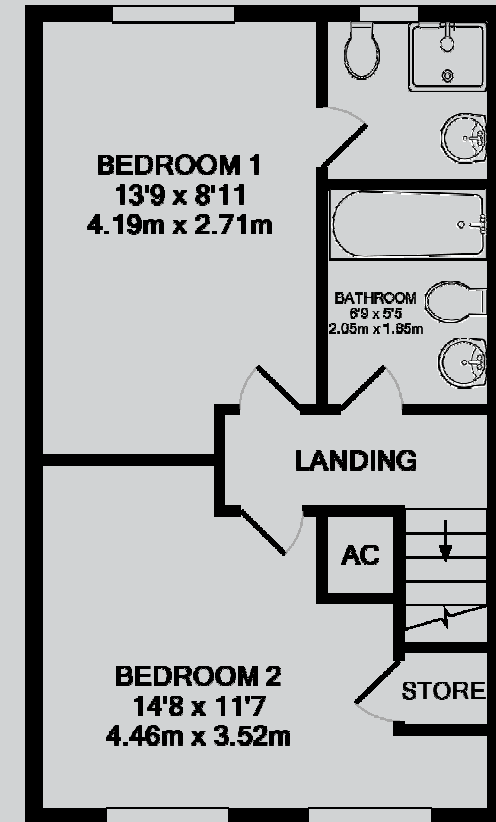
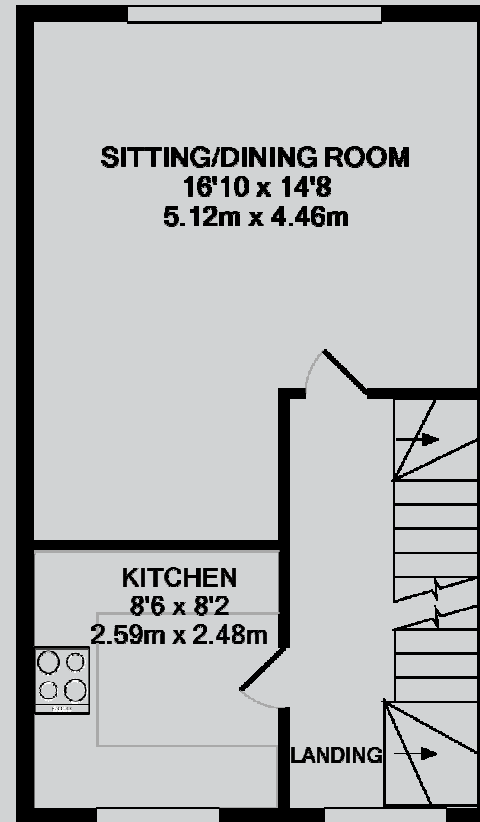
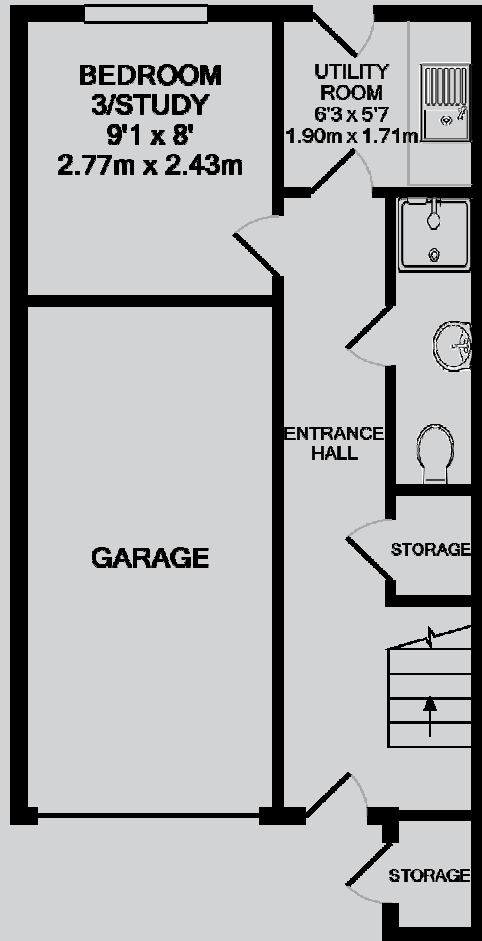




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4 Kilburn End, Oakham, Rutland LE15 6LW

House Total Approx Gross Internal Floor Area = 958 SQF
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.

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