

TRENT ROAD

OAKHAM, RUTLAND



JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

11 Trent Road

Oakham, Rutland LE15 6HE

A WELL-PRESENTED, SPACIOUS AND LIGHT DETACHED PROPERTY WITHIN EASY WALKING DISTANCE OF BOTH OAKHAM TOWN CENTRE AND OPEN COUNTRYSIDE.

Breakfast Kitchen | Garden Room & Snug | Sitting Room/Diner | Downstairs WC | Master Ensuite Bedroom | Three Further Double Bedrooms | Family Bathroom | Off-Road Parking & Garaging | South-West Facing Garden | Walking Distance from Town Centre | EPC - D

ACCOMMODATION

Enter the property via an entrance porch into the entrance hall with stairs rising to the first floor, access to the downstairs WC and doors to the ground floor accommodation. The kitchen breakfast room has a comprehensive range of floor standing and wall mounted units, an integrated eye level double oven, gas hob with extractor over, stainless-steel sink with mixer tap, integrated dishwasher, fridge and freezer and a window and door out to the rear garden.

Just off the kitchen is a reception room that is currently being used as a garden room and snug, the garden room has double doors out to the patio and the snug has a door into the sitting room/diner.

The very generous sitting room/diner has plenty of space to accommodate both dining and seating areas with a feature fireplace and windows to two elevations allowing plenty of light.

To the first floor a landing gives access to the bedroom and bathroom accommodation. The main bedroom sits to the front of the property with a large walk-in cupboard and ensuite shower room.

The property features a further three double bedrooms two sitting to the rear of the property overlooking the garden and one to the front and are all served by the family bathroom.

OUTSIDE

To the front there is parking on the private driveway that gives access to the garage with up and over door, power and lighting.

To the rear is a generous south-west facing garden, predominantly laid to lawn with patio space, a petanque piste installed by the current owners, mature borders and fencing on all sides providing a good degree of privacy and security. There is access from the rear garden into the garage which is larger than standard and offers space for a work shop area and space for white goods. The gas-fired central heating boiler is located here also.

This superbly well-located property is offered to the market with the agent's strongest recommendation for an internal inspection.

LOCATION

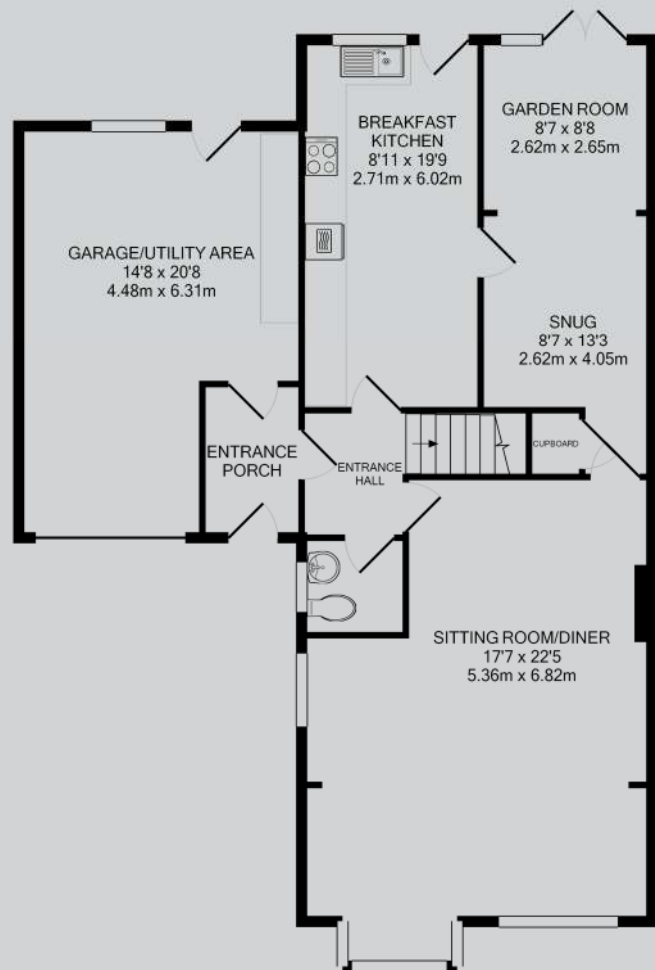
Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough and Kettering. These 3 centres all have main line train services and the ability of reaching London within the hour.

DIRECTIONAL NOTE

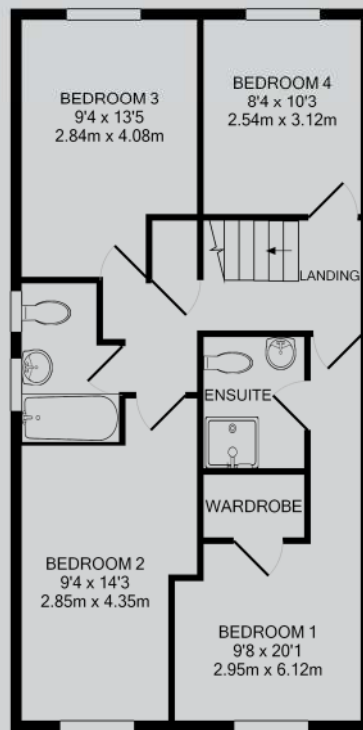
From the Oakham office, take a left onto the High Street, a right at the roundabout onto Mill street, continue through the traffic lights and over the railway. Take your first left onto Brooke Road immediately after crossing the railway and continue along until you find Trent Road on your right.







GROUND FLOOR



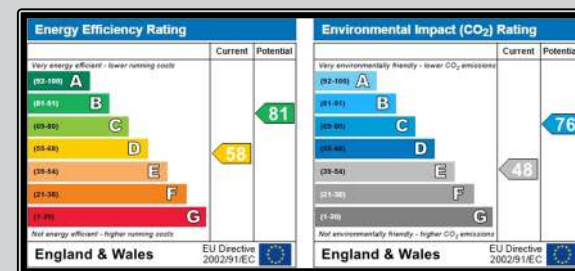
1ST FLOOR

11 Trent Road, Oakham, Rutland LE15 6HE

House Total Approx Gross Internal Floor Area = 1711 sq. ft / 158.9 sq. m
Measurements are approximate, not to scale, illustrative purposes only.

SERVICES & COUNCIL TAX

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



Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES SELICKS

www.jamesselicks.com

Oakham Office
6-8 Market Place
Oakham Rutland LE15 6DT
01572 724437
oakham@jamesselicks.com

Market Harborough Office
01858 410008
Leicester Office
0116 285 4554
London Office
0207 839 0888



SALES • LETTINGS • SURVEYS • MORTGAGES