

THE DELL

OAKHAM, RUTLAND



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A FOUR-BEDROOM DETACHED PROPERTY, IN NEED OF MODERNISATION AND IMPROVEMENT THROUGHOUT, SITTING ON A GENEROUS PLOT IN THIS MUCH SOUGHT-AFTER AREA & WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.

12 The Dell

Oakham
Rutland
LE15 6JG

Kitchen • Dining Room • Living Room •
Ground Floor Wet Room & Separate WC •
Four Double Bedrooms • Family Bathroom
• South-Facing Garden • Double Garage &
Off-Road Parking • Walking Distance to Town
Centre • NO ONWARD CHAIN •

ACCOMMODATION

The accommodation comprises a large and light entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. To the left there is a spacious living room spanning the depth of the property with windows to two elevations and a large set of sliding doors opening out to the garden.

A set of glazed double doors lead from the living room into the dining room that has a large window overlooking the garden, glazing looking back into the entrance hall allowing plenty of light and a door into the kitchen.

The kitchen has a good range of floor standing and wall mounted units, stainless-steel sink, space and plumbing for multiple appliances and room for a small breakfast table.

The ground floor is completed by a downstairs WC just off the entrance hall and another room that is currently used as a wet room but could be utilised as a utility room or another reception room.

To the first floor there are four bedrooms and a family bathroom. The master bedroom sits to the front of the property with windows to the front and side. Bedrooms two, three and four sit to the rear of the property, all with built-in storage and

windows overlooking the rear garden.

The family bathroom serves all four bedrooms comprising a panelled bath with shower over, low flush lavatory and wash hand basin.

OUTSIDE

There is ample parking on a gravelled driveway that provides access to a double garage with an up and over door and to a path leading around to the side and rear of the property.

The rear garden is mainly laid to lawn, bordered with a variety of mature shrubs and trees providing plenty of privacy. Sitting directly off the main living spaces is a paved patio area providing great additional space for outdoor entertaining during the summer months.

This property offers huge scope for improvement and extension (STPP) and comes to the market with the agent's highest 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 Market Square, take a left onto the High Street. Continue straight over both roundabouts. After the traffic lights take the first right onto Cricket Lawns, follow the road round taking the first right onto The Dell. You will find number twelve on the right-hand side at the far end of the cul-de-sac.



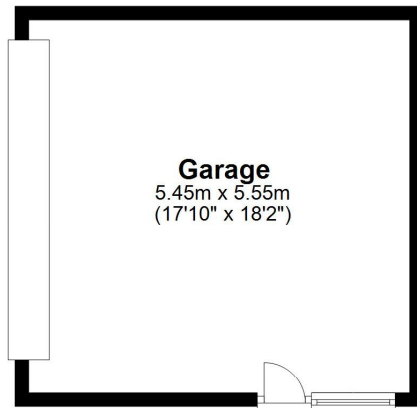


12 The Dell, Oakham, Rutland LE15 6JG

House Total Approx Gross Internal Floor Area = **1401 ft² / 130.2 m²**
Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor

Main area: approx. 65.8 sq. metres (707.8 sq. feet)
Plus garages: approx. 30.2 sq. metres (325.3 sq. feet)

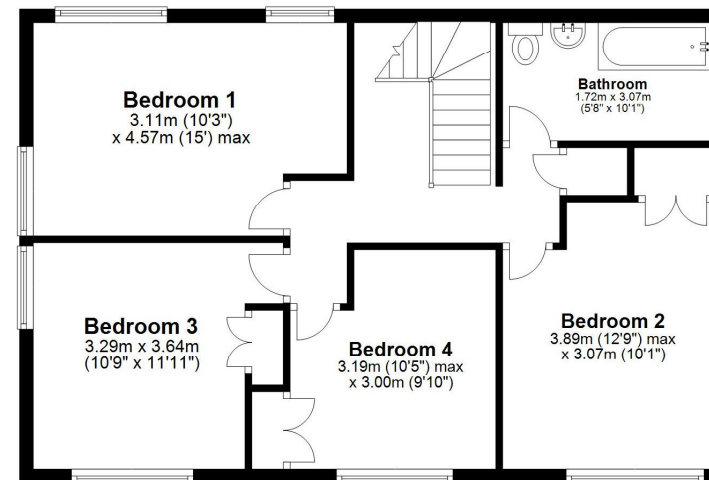
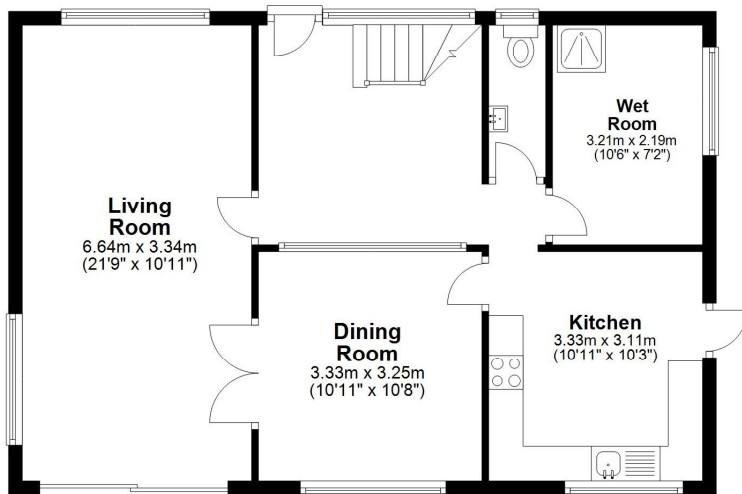


SERVICES & COUNCIL TAX

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

First Floor

Approx. 64.4 sq. metres (693.2 sq. feet)

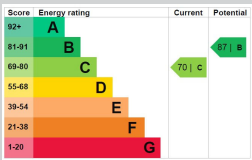




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Measurements and Other Information

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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