



TAY CLOSE

OAKHAM, RUTLAND

JAMES
SELICKS



“... FOUR-BEDROOM FAMILY HOME ... RECENTLY RENOVATED AND EXTENDED ...”

A beautifully-presented four-bedroom family home that's been recently renovated and extended with off-road parking and a wrap-around plot all within walking distance of Oakham town centre.

Kitchen, Utility Area • Living/Dining Room • Downstairs Cloakroom •
Four Bedrooms • Family Bathroom, One Ensuite • Off-Road Parking,
Single Garage • West-Facing Garden • Walking Distance to Town Centre
• Recently Renovated Throughout • EER - C •

Accommodation

Enter the property into a porch with glazed double doors opening into the entrance hall with the downstairs cloakroom just off and stairs rising to the first floor. To the right there is the light and airy living/dining room spanning the depth of the property with two windows to the front and sliding doors opening out to the patio and garden. An archway from the living/dining room flows through to the focal point of the property, being the recently extended and completely refitted kitchen. There are a range of shaker style units with timber worktops, integrated appliances, a Belfast sink and space for an American fridge freezer and Range style cooker. To the rear of the kitchen there is a useful utility area with a secondary Belfast sink, large pantry cupboard, space for white goods and a door out to the side of the property.

To the first floor there are three double bedrooms and a single that is currently set up as a study. There is an ensuite shower room to the principal bedroom and a family bathroom serving the further three bedrooms.

Outside

There is ample parking on the block-paved driveway with access to the single garage and a pedestrian walkway leading to the rear garden. The rear garden has a patio area sitting directly off the living areas with a couple of steps up to a lawned area with mature borders, raised vegetable beds and a summer house in the corner. A brick archway accessed from the patio leads to a side garden with further seating and lawned areas. The gardens for the property wrapping from West to South benefit from the sunshine throughout the majority of the day.



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.

Services & Council Tax

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

Council Tax

Council Tax Band D.

Tenure

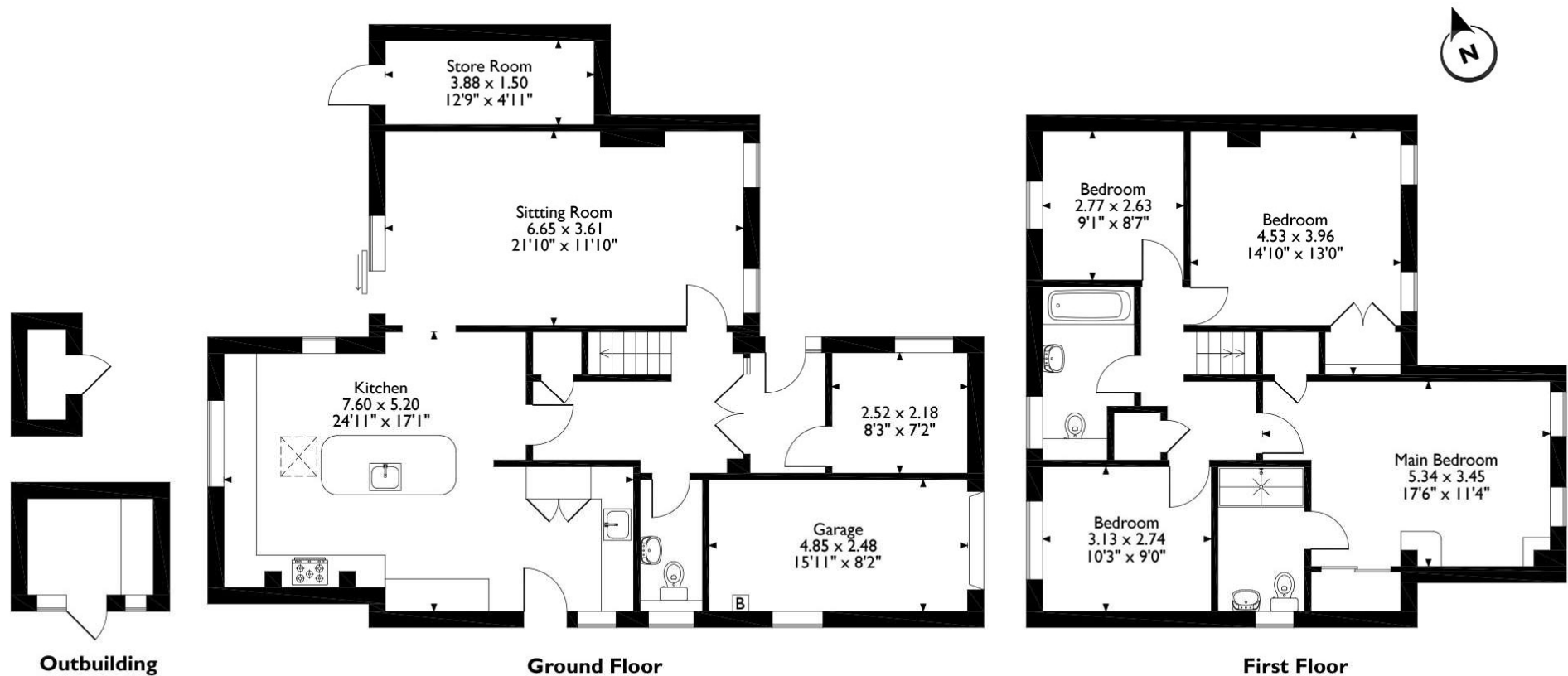
Freehold



17 Tay Close, Oakham, Rutland LE15 6JR

House Total Approx. Gross Internal Floor Area excl. Garage = 1809 ft² / 168 m²

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



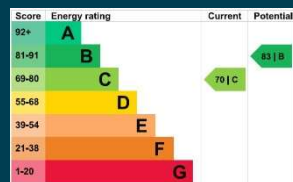
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.