



Chiltern Close, Oakham
Offers Over: £470,000





This immaculately presented five bedroom detached home, which has been greatly improved by its current owners offers over 1800 square feet of accommodation. Externally there is parking for several vehicles, a garage, and an enviable garden with a degree of privacy. Located to the west of Oakham, this property combines modern open plan family living with generous proportions and a high-end finish. This stunning residence has an abundance of natural light, and is positioned on a good-sized plot, with zoned garden areas to the rear.

The property has been thoughtfully configured to provide an entrance hall, contemporary kitchen / dining room with integrated appliances including a self-cleaning oven, microwave/combination oven, dishwasher and fridge freezers, large utility room, separate living room with dual aspect doors and windows and a cloakroom to the ground floor. The first floor offers four double bedrooms, a good sized single and a well-appointed family bathroom; the principal bedroom has a dressing area and en-suite. Outside is a good-sized garden which wraps around the house to two sides. The garden has a large raised decked seating area with hot tub, with pagoda over. Stepping down to the lawns, there is a lovely summer house with woodburning stove, and two wooden sheds. To the side there is a gravelled area which would be ideal for raised vegetable beds.

A driveway for several vehicles and a single garage. The current owners have enjoyed the quiet and well-established location, with gardens ideal for entertaining and the large living space and bedrooms.





Tenure: Freehold

All mains services.

Council tax band: D

EPC: B







ENTRANCE HALL:

DINING ROOM: 5.21m x 2.70m (17'1" x 8'10")

KITCHEN: 3.72m x 4.41m (12'3" x 14'5")

UTILITY: 4.76m x 1.39m (15'7" x 4'7")

W/C:

LIVING ROOM: 7.49m x 3.37m (24'7" x 11'1")

LANDING:

BEDROOM ONE: 4.73m x 3.37m (15'6" x 11'1")

WALK-IN WARDROBE: 2.55m x 1.65m (8'4" x 5'5")

EN-SUITE:

BEDROOM TWO: 3.63m x 3.95m (11'11" x 13')

BEDROOM THREE: 3.52m x 2.81m (11'7" x 9'3")

BEDROOM FOUR: 3.54 x 2.62m (11'7" x 8'7")

BEDROOM FIVE: 2.61m x 2.37m (8'7" x 7'9")

FAMILY BATHROOM: 2.61m x 1.95m (8'7" x 6'5") max





Chiltern Close, Oakham

Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Total area: approx. 176.4 sq. metres (1898.3 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.

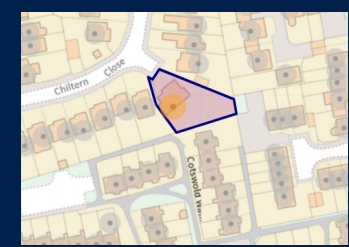


Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements