

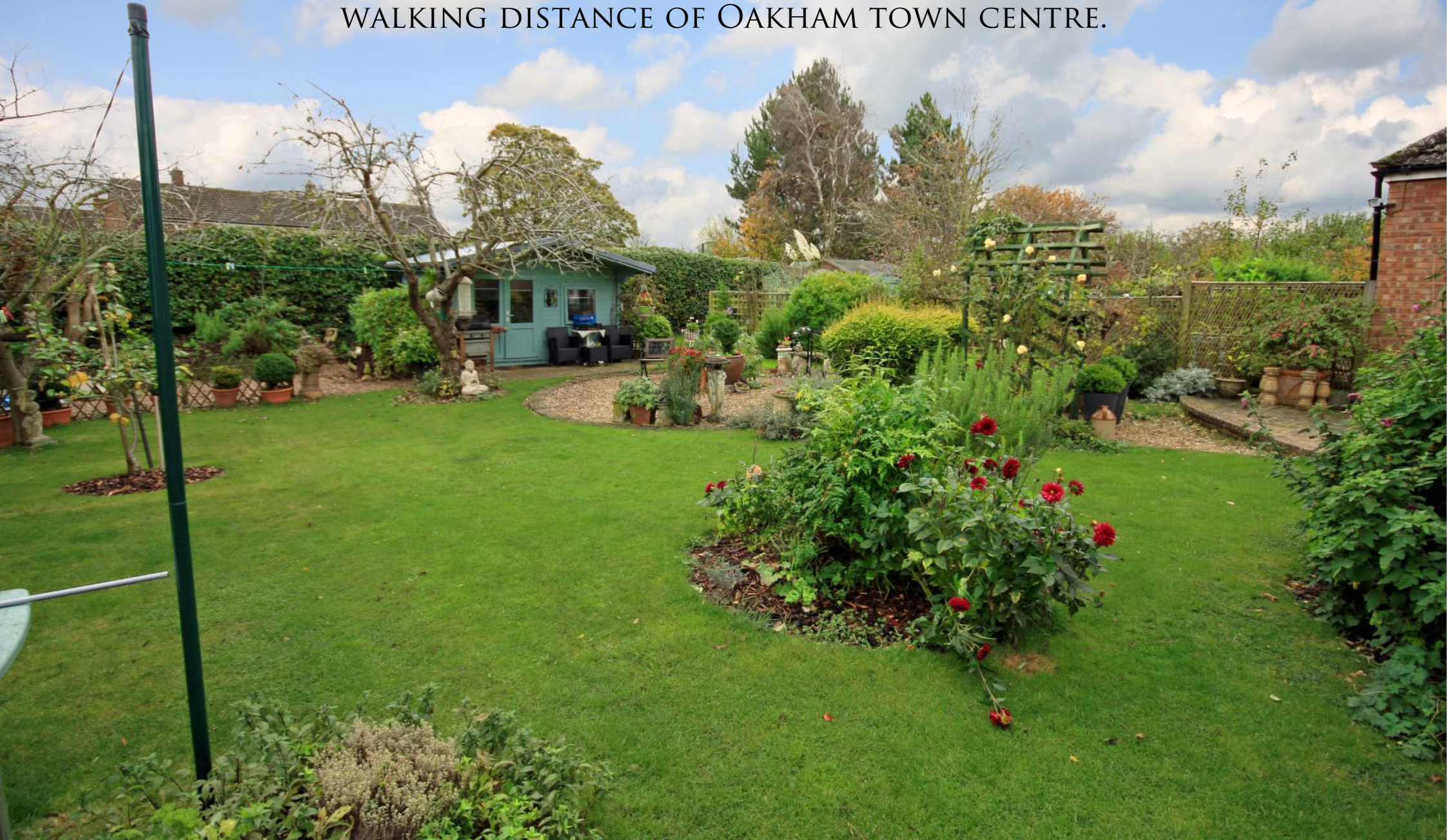


ASHWELL ROAD  
OAKHAM, RUTLAND

JAMES  
SELICKS



A WELL-PRESENTED AND PROPORTIONED DORMER BUNGALOW WITH AMPLE OFF-ROAD PARKING, A SIZEABLE MATURE GARDEN AND A ONE-BEDROOM ANNEXE, ALL WITHIN WALKING DISTANCE OF OAKHAM TOWN CENTRE.





## 27 Ashwell Road

Oakham  
Rutland  
LE15 6QG

Breakfast Kitchen | Two Reception Rooms | Utility Room | Ground Floor Double Bedroom | Downstairs Shower Room | First Floor Ensuite Bedroom | One-Bedroom Annexe | Private Driveway | Mature Garden | Walking Distance of Town Centre |

### ACCOMMODATION

Enter the property into an entrance hall providing access to the ground floor accommodation and stairs rising to the first floor. To the right is a sitting room with a bay window looking out to the driveway and to straight ahead of you a door opens into the living/dining room.

The living/dining room has a feature fireplace with multifuel burning stove inset, a large picture window and a set of glazed double doors opening out to the patio and garden beyond.

The breakfast kitchen sits just off the living/dining room and has a comprehensive range of floor standing and wall mounted units, a porcelain sink with mixer tap over, an integrated eye level double oven with gas hob and extractor over, space and plumbing for a slim line dishwasher, space for a tall fridge freezer and a large pantry cupboard. The Worcester Bosch gas-fired central heating boiler is located in the kitchen.

Just off the kitchen is a small rear lobby with giving access to a utility cupboard with space and plumbing for white goods and door out to the patio.

The ground floor continues with a large double bedroom with windows to the front, built-in cupboards and vanity unit. This room is served by a large ground floor wet room with pedestal wash hand basin, large walk in shower, low flush lavatory, heated towel rail and underfloor heating.

Stairs rise from the entrance hall to the generous sized first-floor bedroom that has a window to the front, ample storage in built in cupboards and is complemented by an ensuite bathroom.

The property has a very useful one-bedroom annexe comprising an open plan living kitchen with double doors out to the garden, a spacious double bedroom with built-in storage and a shower room with low flush lavatory, wash hand basin and shower cubicle.

### OUTSIDE

To the outside there is gated access off Ashwell Road onto a large gravel driveway offering ample parking. There is access down both sides of the property to the rear garden and to the left the current owner has a large timber shed and workshop. The garden is predominantly laid to lawn with mature borders and fruit trees, paths leading to various patio areas and to the rear end is a summerhouse with power and light.

This excellent dormer bungalow offers very flexible accommodation is within easy walking distance of the town centre whilst also providing ample parking which is at a premium this close to town and 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.

### SERVICES & COUNCIL TAX

The main house is offered to the market with all mains services and gas-fired central heating. – Council Tax Band D. The Annexe has all mains services and electric central heating - Council Tax Band A.







**27 Ashwell Road, Oakham, Rutland LE15 6QG**

House Total Approx Gross Internal Floor Area = **1119 sq. ft / 104 sq. m**

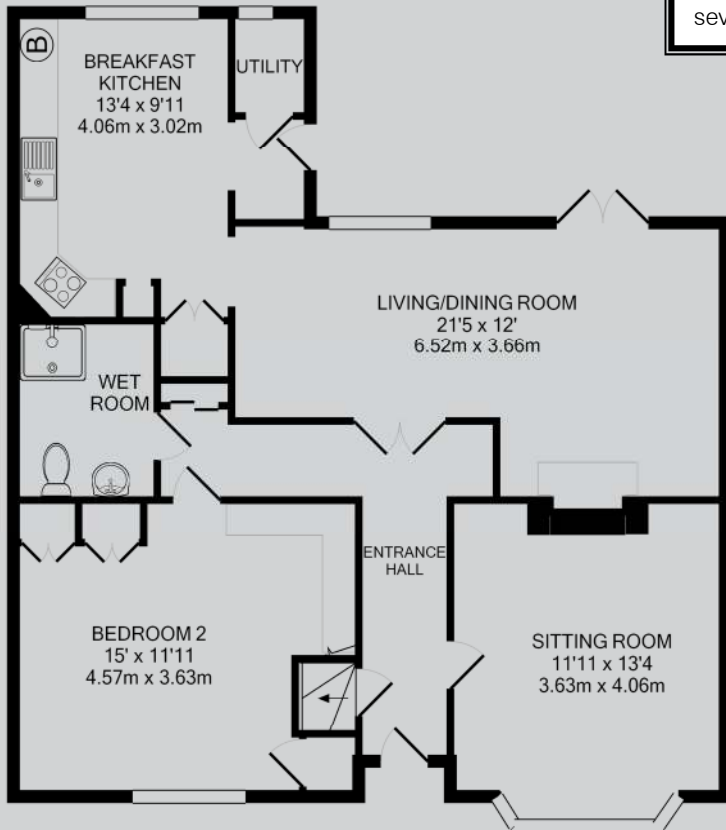
Annexe Total Approx Gross Internal Floor Area = **349 sq. ft / 32.4 sq. m**

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

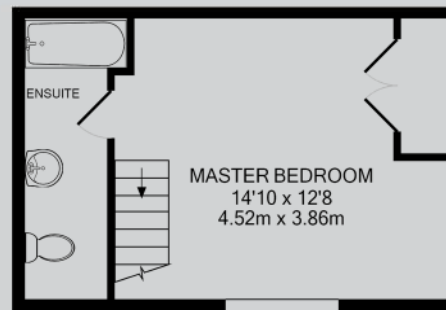
**DIRECTIONAL NOTE**

From the James Sellicks Oakham office take a left at the roundabout down Burley Road and then take another left on the bend onto Ashwell Road. You will find number twenty-seven on your right-hand side.

**MAIN HOUSE**

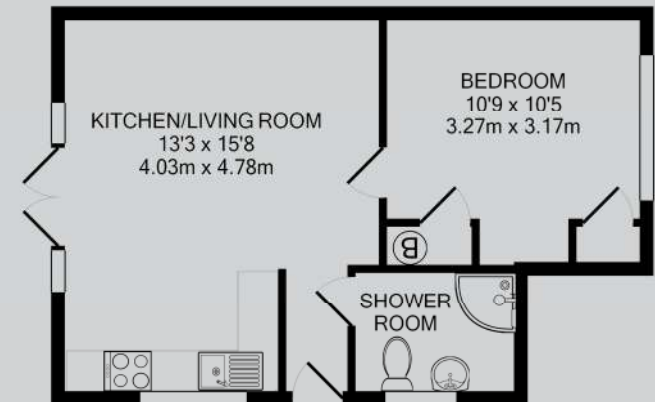


GROUND FLOOR



1ST FLOOR

**ANNEXE**





ANNEXE



**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



**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.