

EDMONTON WAY

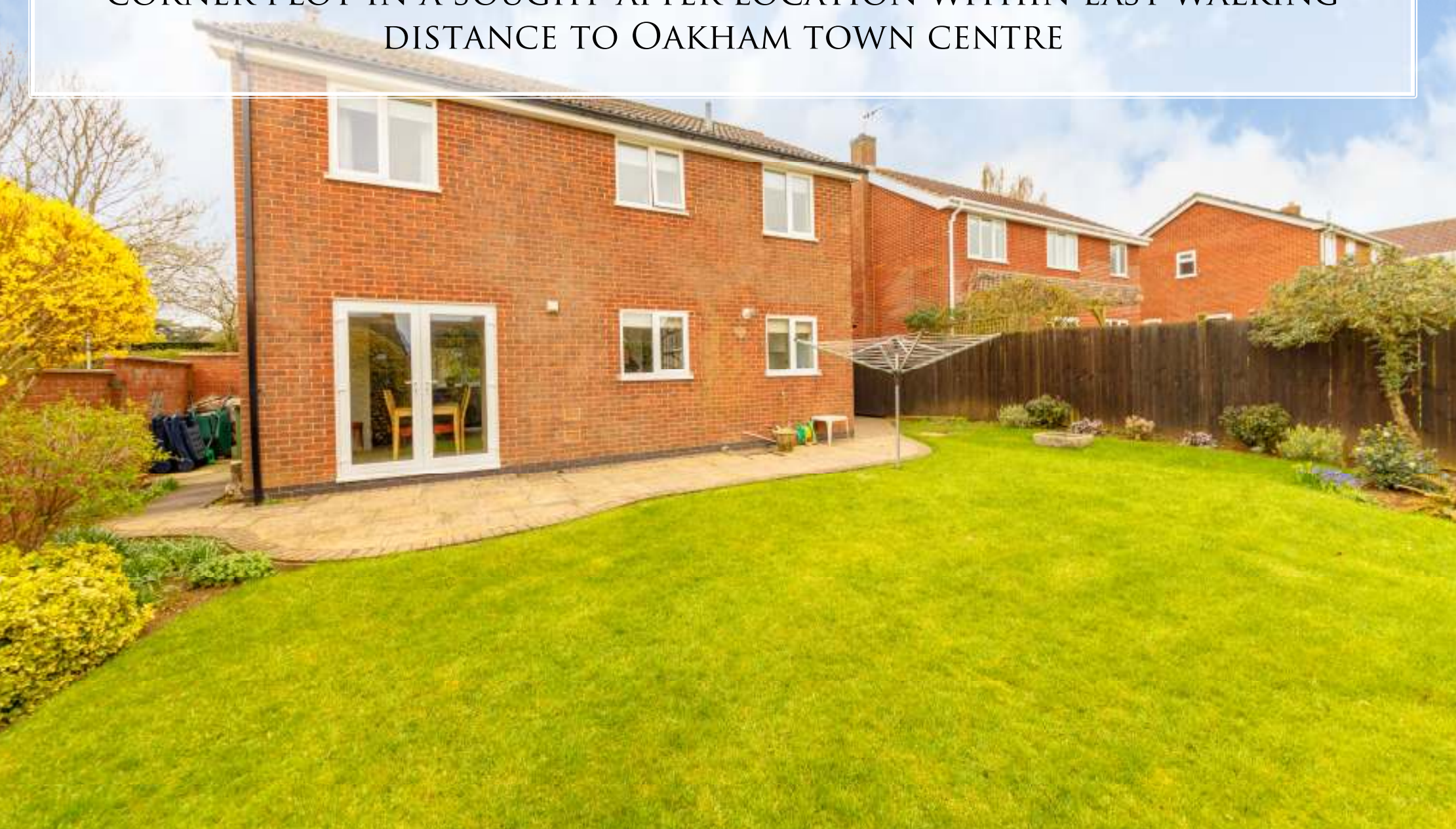
OAKHAM, RUTLAND



JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

A WELL-PRESENTED DETACHED FOUR-BEDROOM PROPERTY LOCATED ON A
CORNER PLOT IN A SOUGHT-AFTER LOCATION WITHIN EASY WALKING
DISTANCE TO OAKHAM TOWN CENTRE



49 Edmonton Way

Oakham
Rutland
LE15 6JE

Kitchen • Dining Room • Sitting Room
• Utility • Downstairs WC • Study •
Three Double Bedrooms • One Single
Bedroom • Family Bathroom • Gravelled
Driveway • Single Garage • Garden &
Patio • EPC - C

ACCOMMODATION

Enter the property through a part glazed door into a tiled porch and on through an inner door into the hall. The spacious entrance hall has stairs rising to the first-floor accommodation and doors off to the rest of the ground floor. To the right of the hall a door leads into the sitting room with a large window to the front elevation and an inset wood burner. The space then flows into the dining room with glazed French doors opening onto the patio and garden beyond allowing the light to flood in.

The tiled kitchen for the property sits off the dining room and offers a range of wall mounted cupboards and drawers under ceramic work tops. A sink, with mixer tap over and a fully tiled splash back, is positioned under the window with views out to the garden. The kitchen has space for a large range cooker. A utility room next to the kitchen with a door out to the garden offers further storage units plus space and plumbing for a washing machine, tumble dryer etc.

Another reception room sits to the front of the property. Currently set up as a study, this room offers further flexible accommodation depending on the owners' requirements. The ground floor accommodation is completed by a cloakroom with low flush WC and pedestal wash hand basin.

The first-floor accommodation offers three double bedrooms and one single bedroom, all well positioned to either the front or the rear elevation. The bedrooms all share the large and fully tiled family bathroom offering a panelled bath with rain shower head over, a low flush WC, heated towel rail and pedestal wash hand basin.

OUTSIDE

To the front, the property offers ample off-street parking on a generous gravelled driveway and a well-placed electric car charge point. Accessed off the drive is the single garage with an up and over door and access out to the garden. Pedestrian access either side of the house leads to the pretty and private rear garden. This area is enclosed by either wood panel fencing or brick walls and is mainly laid to lawn with borders on three sides. The borders are planted with a variety of shrubs and trees providing year-round interest. Well positioned off the kitchen and dining rooms is a large paved terrace ideal for entertaining during the warmer summer months.

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 Place in Oakham turn left onto The High Street and over the mini round about. At the next round about turn left onto Stamford Road. Then take a left into Edmonton Way passing Calgary Crescent and then take the next left still named Edmonton Way. 49 can be found further along on the right-hand side of the road on the corner of Edmonton Way and Camrose Close.

SERVICES & COUNCIL TAX

Available with all mains services and gas central heating
Council Tax Band E



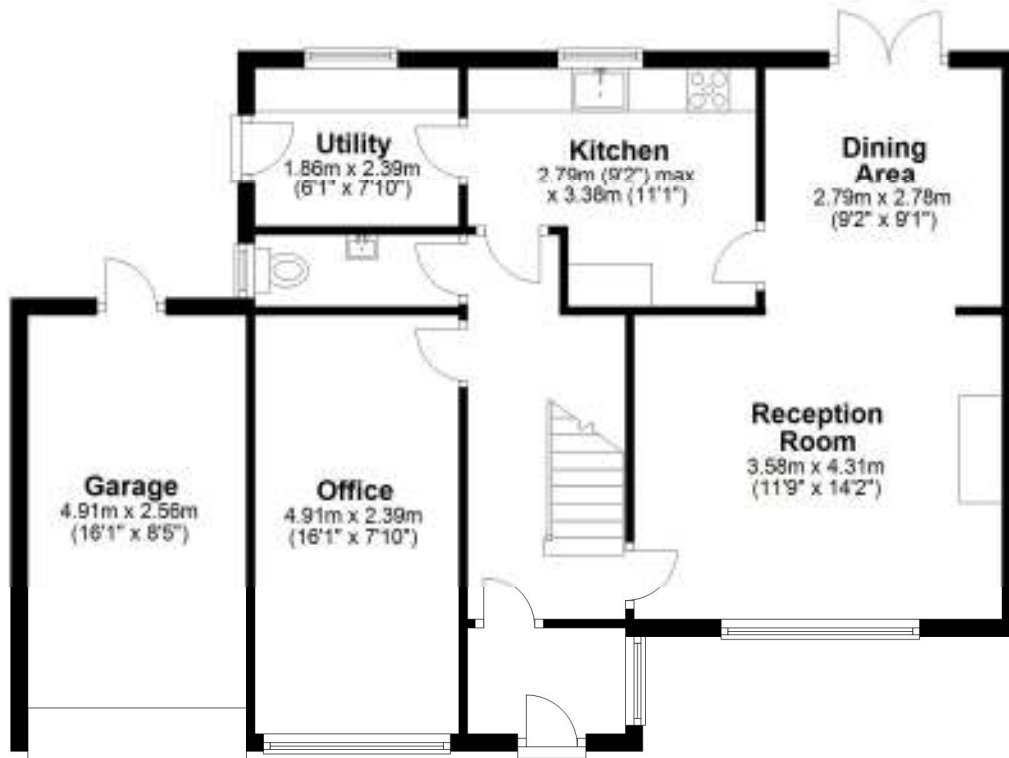


49 Edmonton Way, Oakham LE15 6JE

House Total Approx Gross Internal Floor Area = 119.3sq mt/1283.6 sq ft
Measurements are approximate, not to scale, illustrative purposes only.

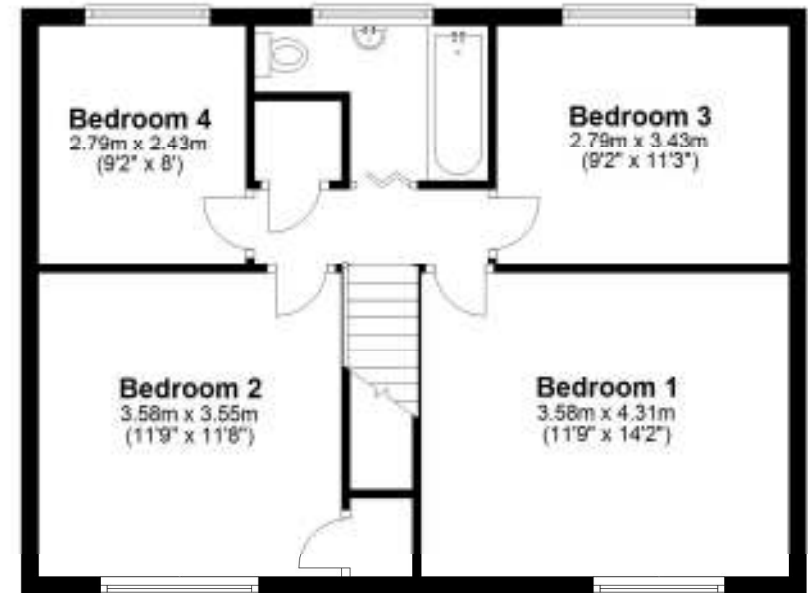
Ground Floor

Main area: approx. 62.4 sq. metres (671.4 sq. feet)
Plus garage: approx. 17.2 sq. metres (185.1 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.2 sq. feet)

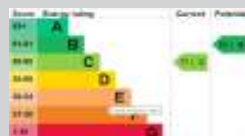




www.jamesellicks.com

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

SALES • LETTINGS • SURVEYS • MORTGAGES