

MARTINSLEY PLACE

OAKHAM, RUTLAND



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SELICKS

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AN IMMACULATELY-PRESENTED, FOUR-BEDROOM FAMILY HOME WITH SPACIOUS ACCOMMODATION, A SUNNY WEST-FACING GARDEN, OFF-ROAD PARKING AND GARAGING, ALL WITHIN WALKING DISTANCE OF OAKHAM TOWN CENTRE.



3 Martinsley Place

Oakham
Rutland
LE15 6JH

- Dining Kitchen • Three Reception Rooms
- Utility Room, Downstairs Cloakroom •
- Four Double Bedrooms • Family Bathroom,
- Ensuite Shower Room • West-Facing
- Garden • Off-Road Parking & Double
- Garage • Walking Distance of Town Centre
- EER - B • No Onward Chain •

ACCOMMODATION

Enter the property into an entrance hall with ample storage, stairs rising to the first floor and access to the downstairs cloakroom.

To the left of the entrance hall large and light main reception room spanning the depth of the house with a window to the front, a wood burning stove and to the rear a conservatory area with glazing on three sides and French doors opening out to the garden. This room then flows through an archway into the dining kitchen, again sitting to the rear with French doors out to the patio and garden beyond. The kitchen area itself has good range of cabinets with a variety of integrated appliances, space for a Range style cooker and a door into the utility room. The utility room offers further storage, space for white goods and a door out to the side. The ground floor is completed by a dining room sitting to the front of the property with two windows allowing plenty of light.

To the first floor there are four double bedrooms, a family bathroom and an ensuite shower room. The master bedroom has ample built-in wardrobes and is complemented by an ensuite shower room. The remaining bedrooms are served by the family bathroom with paneled bath, separate shower, wash hand basin and low flush lavatory.

OUTSIDE

To the front is a lawned area with mature hedging and a pathway leading to the front door. A block-paved driveway sits to the right providing ample parking and access to the double garage. There is also a pedestrian hand gate leading to the rear garden. The garden is predominantly laid to lawn with a patio sitting directly off the living spaces creating a brilliant social space. The far boundary of the garden is lined with mature borders and specimen trees providing year-round interest & a great degree of privacy. There is also a useful shed sitting beside the garage.

This exceptional home in its sought-after location has been built using only the highest quality finishes which can be seen throughout the property. It 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.

DIRECTIONAL NOTE

From the Oakham office continue out of town on Uppingham Road toward the bypass. Take your last right onto Spinney Hill and you will find Martinsley Place immediately on your right-hand side.

SERVICES

The property is offered to the market with mains drainage and electricity with the heating and hot water run by air source heat pump.

COUNCIL TAX

Council Tax Band F



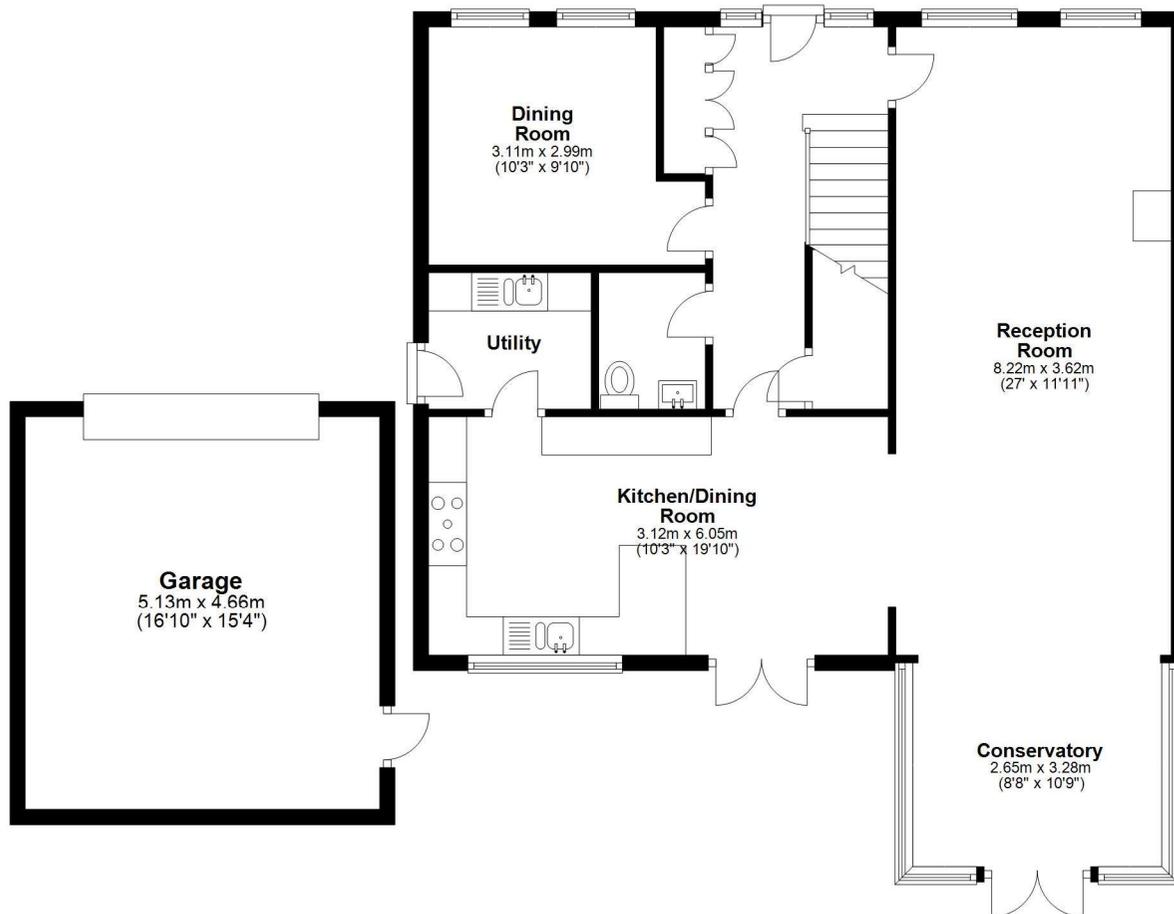


3 Martinsley Place, Oakham, Rutland LE15 6JH

House Total Approx. Gross Internal Floor Area = 1825.5 ft² / 169.6 m²
Measurements are approximate, not to scale, illustrative purposes only.

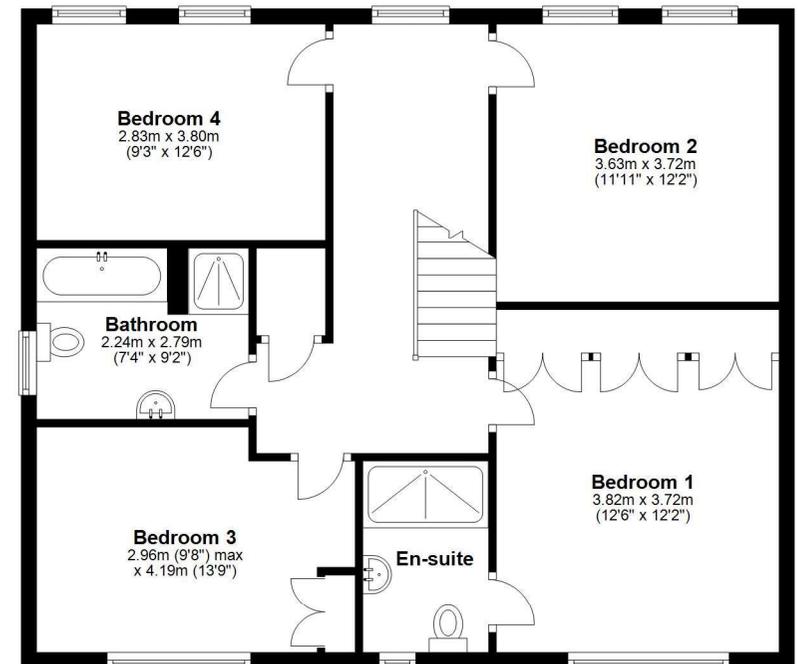
Ground Floor

Main area: approx. 89.3 sq. metres (961.2 sq. feet)
Plus garages, approx. 23.9 sq. metres (257.4 sq. feet)



First Floor

Approx. 80.3 sq. metres (864.3 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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