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LETTINGS SPECIALISTS

46c Welland Way
Oakham
LE15 6SL

TO LET £1,150 PCM



- Popular Oakham Location
- 3 Bedrooms
- Kitchen/Diner
- Downstairs WC
- 2 Parking Spaces
- Enclosed Rear Garden
- Shed and EV Charger
- Available Now

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

RICS www.richardsonestateagents.co.uk 01780 758000

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LOCATION
This super 3 bedroom property is located in the attractive market town of Oakham. The town itself, offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded primary, preparatory and independent schools nearby. Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages. Rutland Water is only a few minutes drive with its many leisure activities including sailing, cycling, fishing and bird watching.

DESCRIPTION
This great 3 bedroom end of terrace house in the centre of Oakham, offers a comfortable living space with separate sitting room and kitchen/diner. There is a rear enclosed patio garden and the property has 2 allocated parking spaces. Newly decorated and carpeted throughout. The accommodation comprises:

ENTRANCE HALL
Stairs to first floor and door to:

SITTING ROOM 13'11" x 13'9"
A good sized sitting room with brand new UPVC window to front elevation.

KITCHEN DINER 13'9" x 10'11"
The property boasts a good sized kitchen which is fitted with a range of matching floor and wall units providing plenty of storage and work surface area. An additional pantry provides further storage space. There is also space for a separate dining area, with French doors opening out to the rear patio and enclosed garden.

CLOAKROOM
The downstairs cloakroom consists of a low level WC and wash hand basin and is conveniently located off the kitchen.

FIRST FLOOR LANDING
With doors to all bedrooms and bathroom.

BEDROOM 1 7'11" x 13'9"
The largest double bedroom is located at the rear of the property, and has a useful built in cupboard housing the boiler and shelved storage space.

BATHROOM 7'0" x 5'6"
3 piece suite consisting of panel bath with shower over and additional hand held shower hose, pedestal wash hand basin and low level WC. Vinyl flooring.

BEDROOM 2 11'8" x 7'6"
The second double bedroom is located at the front of the property.

BEDROOM 3 8'9" x 6'3"
The third bedroom is a single, and is also located at the front of the property. Perfect for children, guests or can even be used as an office if working from home.

OUTSIDE SPACE
Low maintenance rear garden laid to gravel with patio area and artificial lawn. There is a garden shed provided, and the gate to the rear provides access to the 2 allocated parking spaces. There is also a EV Charger installed at the property.

COUNCIL TAX
We understand from the Valuation Office Agency Website that the property has a Council Tax Band B.

SERVICES
Mains water, electricity, gas and sewerage are connected.

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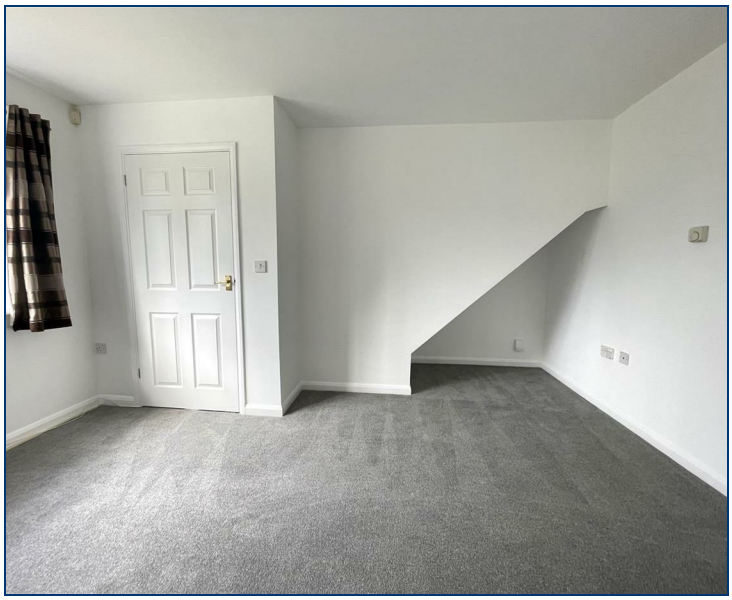
MOBILE/BROADBAND
According to OFCOM:
Mobile networks available - EE Good, O2 Variable, Three and Vodaphone Good outdoors
Broadband types available - Standard, Superfast & Ultrafast

RENT
The rent is payable monthly in advance, by standing order.

DEPOSIT
One and a half months' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

VIEWING
Strictly by appointment through Richardson, tel: 01780 758000.









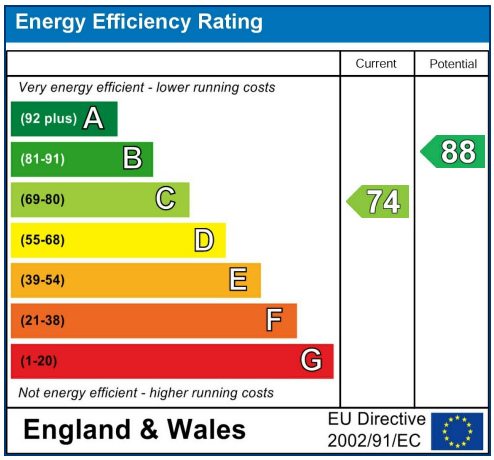


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