

STAMFORD ROAD

OAKHAM, RUTLAND

JAMES SELLICKS



"... SPACE, SCALE AND FAMILY LIFE ..."

A substantial five-bedroom family home set well back from Stamford Road, approached via a sweeping driveway and offering generous, flexible accommodation, double integral garage and a full-width patio opening onto the garden. With excellent everyday living areas, it is a home designed to accommodate busy family life while offering plenty of space to come together or retreat.

Breakfast Kitchen • Three Reception Rooms • Utility Room • Five Double Bedrooms • Family Bathroom, Two Ensuites • Open Fire Place • Double Integral Garage • Underfloor Heating • Off Road Parking •

Ground Floor

The property is entered through a porch, which opens into a central entrance hall with the staircase and downstairs WC positioned ahead, immediately giving a sense of the scale and flow of the house.

To the right is the main living room, a generous and light-filled space centred around an open fireplace, with a bay window overlooking the front and patio doors to the rear opening onto the garden.

To the left, towards the rear of the hall, is the kitchen/breakfast room, fitted with a range of units and with breakfast bar, making this a natural hub for everyday family life. French doors open through to the snug at the front of the house, creating a useful connection between the two rooms. The snug provides a more informal space for relaxing, reading or keeping an eye on family life from the kitchen.

A further door leads from the kitchen into the utility room, which has a back door to the garden and a separate door into the double integral garage, making this a particularly practical part of the house for managing the everyday comings and goings of family life.

Positioned to the rear of the house, to the left of the kitchen, is a dining/sitting room with patio doors opening onto the garden. A versatile room, it could host family suppers and celebrations, provide a second sitting area or simply offer somewhere quieter to escape to at the end of the day.





First Floor

The staircase rises to a first-floor landing serving five double bedrooms, giving the house a rare level of space for a growing family or those who regularly welcome guests.

The principal bedroom is a well-proportioned double with built-in wardrobes, a separate dressing room and an en-suite shower room, creating a comfortable private retreat away from the rest of the house.

The second bedroom also benefits from its own en-suite, while the third has built-in wardrobes. Two further double bedrooms complete the accommodation, providing flexibility for children, guests, hobbies or home working.

The family bathroom is fitted with a bath with shower over, wash hand basin and low-flush WC.

Outside

The house is approached over a sweeping driveway, providing extensive parking in front of the double integral garage. Lawned areas and mature trees to the front soften the approach and help set the house well back from Stamford Road, giving a sense of arrival and privacy.

To the rear, a full-width patio runs across the back of the house, creating a generous space for outdoor dining, morning coffee or summer entertaining and providing an easy connection between the house and garden.

Beyond, the garden is laid mainly to lawn, framed by mature hedging and well-stocked borders. There is space here for children to play, for garden furniture and for making the most of long summer evenings, while the established planting gives the garden a settled, private feel.

"... ROOM TO GATHER,
SPACE TO UNWIND ..."





Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band G

Tenure

Freehold





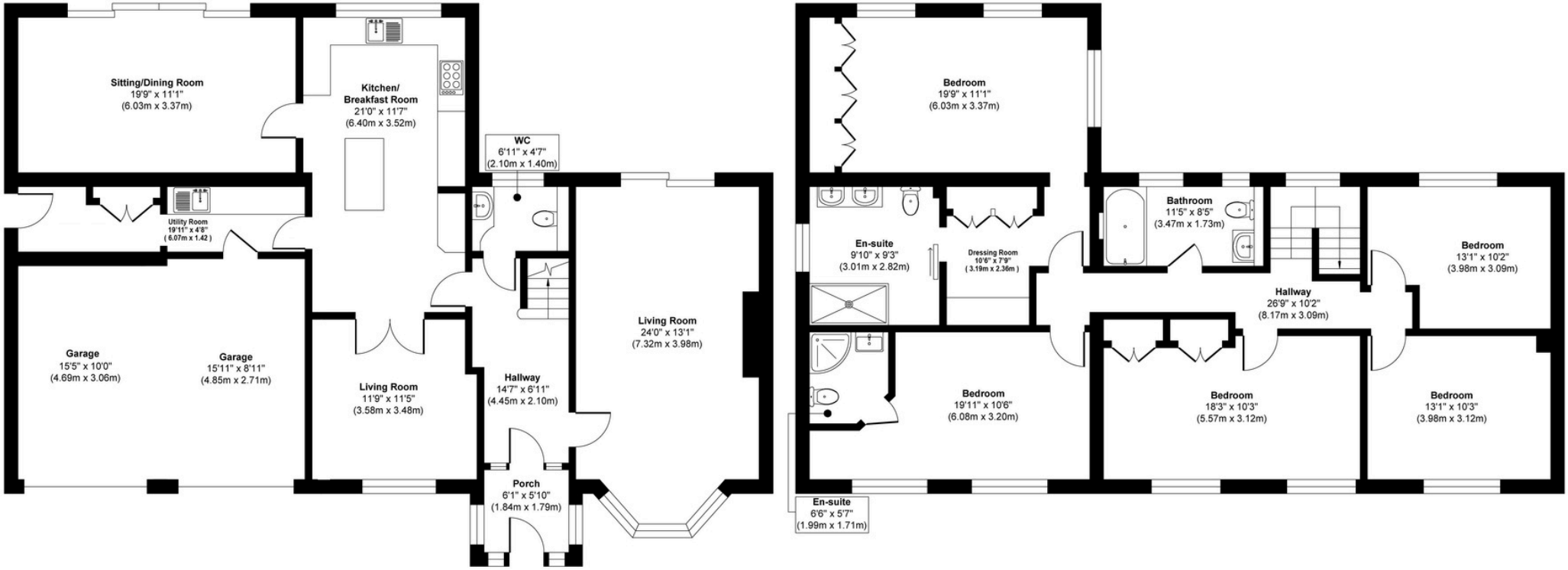




14 Stamford Road, Oakham, Rutland LE15 6JA

House Total Approx. Gross Internal Floor Area incl. Garage = **2874 ft² / 267 m²**

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









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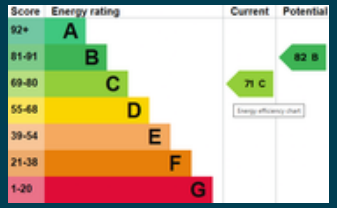
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Measurements and Other Information

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.