



SPREY Tolethorpe Close, Oakham
PROPERTY Asking Price Of £789,950





An Exclusive Five-Bedroom Residence Offering Refined Family Living
Nestled in a desirable location and backing onto open parkland, this beautifully presented five-bedroom home combines contemporary design with timeless elegance. Step inside to discover a stunning open-plan kitchen, dining, and living area-the true heart of the home-perfect for everyday living and entertaining alike. A separate living room featuring a charming inglenook fireplace provides a cosy retreat, while two additional reception rooms offer flexible space for a study, playroom, or formal dining. A practical utility room and downstairs cloakroom add to the home's day-to-day convenience. The impressive gallery landing leads to the principal suite with a refitted ensuite, a spacious guest bedroom with its own stylish refitted ensuite, and three further generously sized bedrooms. A refitted family bathroom ensures comfort and style for the whole household. Outside, the property boasts a private, sunny garden which is a blank canvas to create peaceful haven ideal for relaxation or al fresco dining. To the rear, open parkland views create a sense of space and tranquillity rarely found. Additional benefits include a double garage and ample driveway parking.





TENURE: Freehold

All Mains Connected

EPC: TBC

COUNCIL TAX: G







PORCH:

ENTRANCE HALL:

STUDY: 2.98m x 3.92m (9'9" x 12'10")

OFFICE: 2.015m x 3.90m (7'1" x 12'10")

LIVING ROOM: 5.72m x 3.90m (18'9" x 12'10")

KITCHEN/BREAKFAST: 5.17m X 7.79m (17' x 25'7")

DINING ROOM: 3.38m x 3.85m (11'1" x 12'8")

UTILITY:

W/C:

LANDING:

BEDROOM ONE: 6.71m max x 5.42m max (22' max x 17'9" max)

EN-SUITE:

BEDROOM TWO: 2.64m max x 3.99m (8'8" max x 13'1")

EN-SUITE:

BEDROOM THREE: 3.21m x 4.09m (10'6" x 13'5")

BEDROOM FOUR: 2.64m x 3.99m (8'8" x 13'1")

BEDROOM FIVE: 3.26m x 1.76m (10'9" x 5'9")

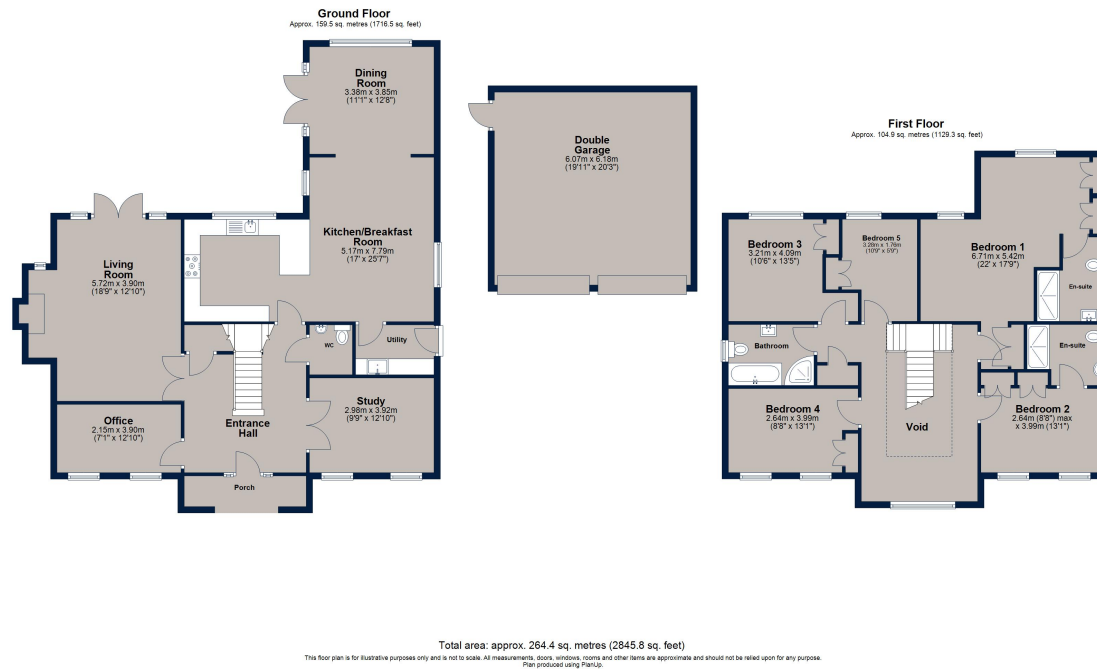
BATHROOM:

DOUBLE GARAGE: 6.07m x 6.18m (19'112 x 20'3")





Tolethorpe Close, Oakham



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk

Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.

EPC: TBC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements