



sharman quinney

20 church street

oakham

le15 6aa

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1 Northgate, Oakham, LE15 6QR

Cottage with three bedrooms, two bathrooms, three reception rooms, gas central heating and re-finished sash windows, garage and gardens.

Location:

Leave Sharman Quinney and turn immediately left onto Northgate. The property can be found on the right hand side.

Price: £415,000

Viewing is strictly by appointment only.

peterborough

werrington

orton

hampton

yaxley

market deeping

ramsey

whittlesey

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oakham

stamford

oundle

march

st. ives

elton

london



**Sharman
Quinney**

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The Manor House, 1 Northgate, Oakham

Accommodation includes

Reception hall

Stairs to first floor and landing, exposed beams in ceiling, two radiators, recessed alcove, stone arch, wall light points.

Dining room

3.81m x 5.46m (12'6" x 17'11") Window to front, two windows to side, radiator, wooden floor, four wall light points.



Conservatory

2.46m x 3.96m (8'1" x 13') Radiator, french door to rear aspect.

Drawing room

4.32m x 4.19m (14'2" x 13'9") Two windows to rear, fireplace with tiled surround, radiator.

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level wc, radiator.

Kitchen/breakfast room

3.58m x 5.79m (11'9" x 19') Fitted with a range of base and eye level units with worktop space over cupboards, stainless steel sink unit with single drainer, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and cooker, two windows to front aspect.



Music room

5.08m x 5.64m (16'8" x 18'6") Window to rear, two windows to front, fireplace, radiator, tv point, two wall light s, door to:

Laundry room

Window to rear, storage cupboard housing heating housing gas central heating water boiler..

Side corridor

Leads from front to rear, doors at either end.

First floor Landing

Bedroom 1

4.01m x 7.26m (13'2" x 23'10") Two windows to front, range of wardrobes, two radiators, telephone point with exposed beams, door to:

Dressing room

3.25m x 2.92m (10'8" x 9'7") Window to front, range of wardrobes, radiator, access to loft, door to:

En-Suite Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, bidet and low-level wc, tiled surround, window to rear, storage cupboard, wall light point, heated towel rail.

Bedroom 2

3.30m x 4.11m (10'10" x 13'6") Window to front, built-in wardrobe with sliding doors, radiator.

Bedroom 3

3.84m x 2.95m (12'7" x 9'8"), Window to front, range of wardrobes with sliding door, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, tiled shower cubicle and low-level wc, tiled surround, window to rear, radiator.

Outside

To the side of the property is a driveway leading to a garage with double door, power and light connected, access door to garden. The rear garden is a mixture of lawn, flower beds and borders, herb garden, seating area, patio, mature trees and shrubs, walled surround.