



18 Vicarage Road, Oakham, LE15 6EG

 **NEWTON FALLOWELL**

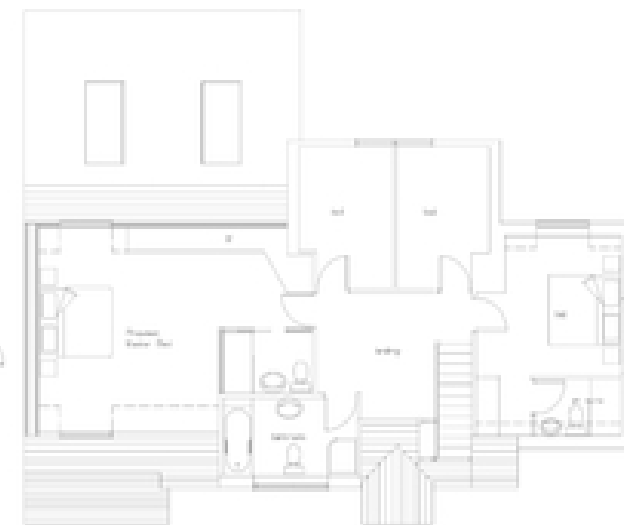
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Key Features

- Refurbishment Project with Full Planning Permission
- Fantastic Plot within Popular Residential Area
- South/West Facing Rear Garden
- Close to Town Centre, Train Station & Schools
- Approx. 1,500 SqFt of Accommodation
- No Onward Chain
- Three Reception Rooms



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

Guide price £495,000





A unique opportunity to secure a property within the highly desirable Vicarage Road area of Oakham, with only a short walk to the town centre, local schools, and train station. Offered for sale with NO ONWARD CHAIN and benefitting from FULL PLANNING PERMISSION, this fantastic home offers great scope to be extended and improved, whilst retaining a superb South / West facing garden. The property requires a full scheme of refurbishment works and is presented in an "unhabitable" condition and this should be considered prior to viewing.

The property currently offers accommodation of approx. 1500 sqft, arranged over two floors including three reception rooms, kitchen, utility room, and downstairs WC. The first floor offers four bedrooms, a bathroom and a separate WC. The property is positioned within a fantastic plot with a private driveway leading to an integral double garage. The garden faces South / West enjoying high degrees of natural sunshine throughout the day.

The property benefits from Full Planning Permission, granted by Rutland CC in 2023 under reference: 2023-1335-FUL. The planning permission in brief approves a ground floor and first floor extension to the property along with internal alterations. Contact Newton Fallowell for further information.

Planning Permission

Full Planning Permission has been granted by Rutland CC under reference 2023-1335-FUL. Details can be found by visiting the council website or speaking with Newton Fallowell.

Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: TBC

Agents Note: Draft Details

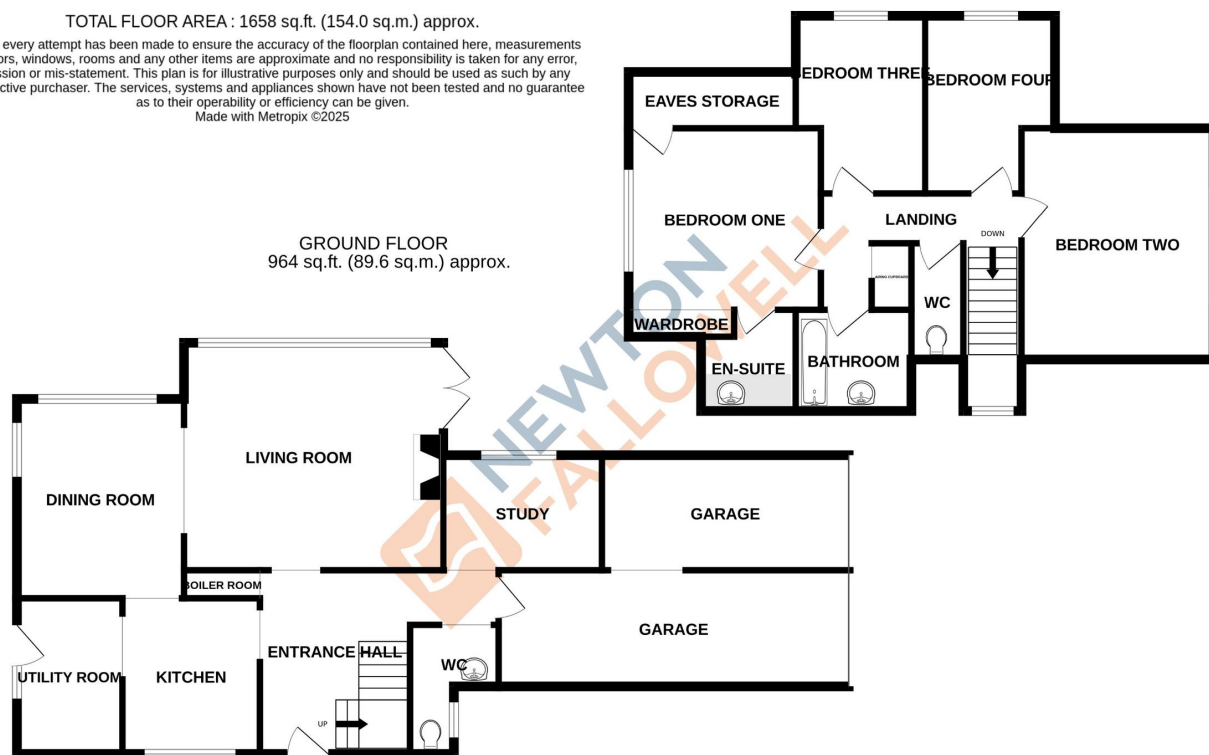
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

VICARAGE ROAD, OAKHAM, LE15 6EG

TOTAL FLOOR AREA : 1658 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		22 F
1-20	G	1 G	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.