



23 Peterborough Avenue, Oakham, LE15 6EB

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Detached Family Home
- Five Bedrooms Including Further Self Contained Accommodation
- En-suite To Bedroom One
- Two Reception Rooms
- The Further Accommodation Includes A Separate Kitchen/Dinner & Shower Room
- Single Garage
- Enclosed Rear Garden
- Sought After Location

£695,000





Positioned on the sought-after Peterborough Avenue and offering easy access to the historic town of Oakham stands this detached family home offering spacious & flexible accommodation including an additional bedroom, kitchen & Shower room. The property sits on a good-sized plot and offers a large block paved driveway that leads to the single garage. The accommodation briefly comprises an entrance porch, entrance hall, living room, dining room, breakfast kitchen, utility room, four bedrooms with an en-suite shower to bedroom one, a family bathroom, and further accommodation that includes a bedroom, kitchen/diner, and a shower room. CALL TO VIEW!

Entering via the front door leads through to the porch that grants access to the additional accommodation and leads through to the entrance hall where stairs flow to the first floor and doors grant access to the living room, dining room, and breakfast kitchen. The breakfast kitchen is positioned to the rear of the property and boasts floor-to-ceiling units, worktops with a rolled edge, tiling to the rear of the worktops, space for a fridge, space, and plumbing for a dishwasher, Rangemaster double oven with an overhead extractor, double glazed window to the rear aspect and a tiled floor. Leading through from the kitchen is the useful utility room that boasts a worktop with an inset sink, space, and plumbing for a washing machine & tumble dryer, and a tiled floor. Located next to the kitchen and accessed from the entrance hall is the spacious dining room that offers a double-glazed window to the rear aspect. Positioned next to the dining room and also accessed from the entrance hall is the large living room that runs the length of the property and boasts double French doors to the rear garden, a double-glazed window to the front aspect, and a feature fireplace with an inset electric fire. Completing the downstairs accommodation is the additional accommodation that offers a bedroom with a double-glazed window to the front aspect, an en-suite shower room with a three-piece suite, and a fitted kitchen/diner with a door out to the rear garden. The additional accommodation is accessed from the storm porch so can be independent from the main house. Upstairs the property boasts four double bedrooms with an en-suite bathroom to bedroom one and family shower room. The main bedroom is located to the rear of the property and features a double-glazed window to the rear aspect, built-in wardrobes and a door to the en-suite bathroom. The en-suite bathroom is half tiled and offers a corner bath, wash hand basin inset to a vanity unit, close coupled W.C. with a hidden cistern, double glazed window to the rear aspect, and a tiled floor. Bedroom two is also located to the rear of the property and offers a double-glazed window to the rear aspect. Positioned to the front of the property are



bedrooms three & four that both feature a double-glazed window to the front aspect and bedroom four offers a built-in wardrobe. Completing the upstairs accommodation is the family shower room that is majority tiled and offers a corner shower, wash hand basin inset to a vanity unit, close coupled W.C. with a hidden cistern, double glazed privacy window to the side aspect, and inset ceiling spotlights.

Externally the property sits on a good-sized plot and offers a large block paved driveway with parking for several vehicles that leads to the single garage. The sloping rear garden is mainly laid to lawn with borders of plants & shrubs and also offers a patio seating area that would be suitable for entertaining and a side access gate that leads to the front driveway.



Porch 2.29m x 1.62m (7'6" x 5'4")

Entrance Hall 5.09m x 3.03m (16'8" x 9'11")

Lounge 7.09m x 3.93m (23'4" x 12'11")

Dining Room 3.99m x 3.3m (13'1" x 10'10")

Kitchen 3.93m x 3.81m (12'11" x 12'6")

Utility Room 2.63m x 1.22m (8'7" x 4'0")

Additional Bedroom 3m x 2.81m (9'10" x 9'2")

Additional Shower Room 2.06m x 1.7m (6'10" x 5'7")

Additional Kitchen Diner 5.24m x 2m (17'2" x 6'7")

Bedroom One 4.79m x 3.98m (15'8" x 13'1")

Ensuite 2.46m x 2.4m (8'1" x 7'11")

Bedroom Two 3.98m x 3.93m (13'1" x 12'11")

Bedroom Three 3.71m x 3.55m (12'2" x 11'7")

Bedroom Four 3.25m x 3.07m (10'8" x 10'1")







PETERBOROUGH AVENUE, OAKHAM

TOTAL FLOOR AREA: 2172 sq.ft. (201.8 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.
Made with Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: G

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.