



19 Springfield Way, Oakham, LE15 6QA

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Three Bedroom Family Home
- Detached House with Single Garage
- Open-Plan Kitchen/Breakfast Room
- Spacious Living Room
- South-Facing Conservatory
- En-Suite to Master Bedroom
- Large Enclosed Rear Garden
- Popular Location
- EPC Rating D
- Freehold

Offers in excess of £310,000





Set within the popular Springfield Way on the edge of Oakham town centre, this well-maintained three-bedroom semi-detached home offers spacious, versatile accommodation and a generous rear garden – ideal for modern family living. With a single garage, family bathroom, and south-facing conservatory, this property presents an excellent opportunity for families looking to relocate into an area with excellent local schools.

Entering via a welcoming entrance hall, the ground floor is designed in a sociable, open-plan layout, perfect for families. A generous living room sits to the front of the home, benefiting from excellent natural lighting. To the rear of the property, a full-width kitchen/breakfast room provides ample worktop and storage space, with direct access into a bright, south-facing conservatory overlooking the garden—perfect for family dining or entertaining guests. A downstairs W/C and under-stairs storage further enhance day-to-day functionality.

Stairs rise to the first floor, where three well-proportioned bedrooms are arranged off a central landing. Bedroom One enjoys views to the rear and is complemented by both a separate family bathroom and an additional en-suite shower room – ideal for busy households.

Externally, the home benefits from a private driveway, integral single garage, and a spacious, enclosed rear garden – offering room to relax, play or extend (subject to planning permission).

Positioned just a short walk from local shops, schools, and the amenities of Oakham town centre, Springfield Way combines convenience with comfort, making this a fantastic opportunity for families, first-time buyers or investors alike.

### Room Measurements

Kitchen / Breakfast Room 3.02m x 4.5m (9'11" x 14'10")

Living Room 4.42m x 3.07m (14'6" x 10'1")

Conservatory 3.99m x 3.09m (13'1" x 10'1")

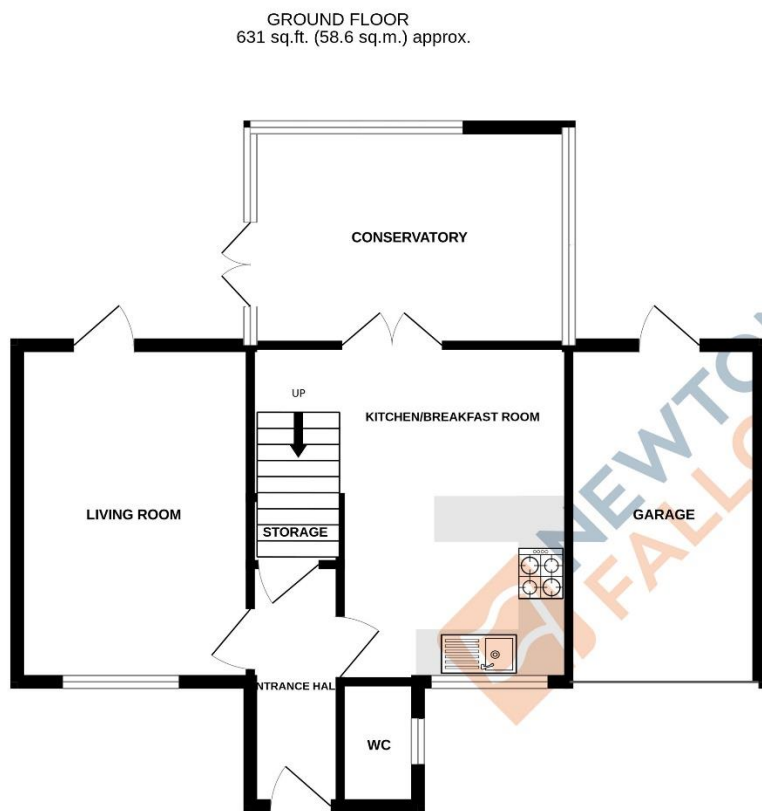
Bedroom One 3.45m x 3.41m (11'4" x 11'2")

Bedroom Two 3.66m x 2.62m (12'0" x 8'7")

Bedroom Three 2.17m x 1.8m (7'1" x 5'11")

Garage 5.7m x 2.51m (18'8" x 8'2")





TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.