



10 Derwent Drive, Oakham, LE15 6SA

 **NEWTON FALLOWELL**



3 1 2

## Key Features

- Detached Family Home
- Two Double Bedrooms + One Single
- Two Spacious Reception Rooms
- Welcoming Entrance Hall
- Close Proximity to Schools and Amenities
- Scope for Personalisation & Extension (stp)
- Generous Off Road Parking
- Excellent Oakham Location
- EPC Rating D
- Freehold

£335,000







Situated in a desirable area of Oakham, this well-proportioned three-bedroom detached family home offers generous living space and a fantastic garden, ideal for modern family life. Offered to the market in excellent condition, this property represents an excellent opportunity for families wishing to relocate to a central Oakham location.

The ground floor comprises a welcoming hallway leading into two spacious reception rooms: a bright, well-proportioned living room to the front and a separate dining room overlooking the rear garden. The kitchen, located to the rear, is well-furnished and offers access to the garden, perfect for outdoor entertaining and family life.

Upstairs, this home features three well-sized bedrooms, including two spacious doubles and a third bedroom ideal as a child's room, guest space, or home office. A family bathroom and a separate WC complete the upstairs accommodation.

Externally, the property boasts a generous rear garden – ideal for families, gardening enthusiasts, or those who love outdoor entertaining. Off-road parking at the front boosts the property's practicality, alongside its easy access to Oakham's amenities, schools, and transport links.

This property presents a fantastic opportunity for families and buyers seeking space, an excellent central location, and a home ready to make their own.







### Room Measurements

Entrance Hallway 4.74m x 1.88m (15'7" x 6'2")

Living Room 4m x 3.81m (13'1" x 12'6")

Dining Room 3.8m x 3.72m (12'6" x 12'2")

Kitchen 5.43m x 2.54m (17'10" x 8'4")



First Floor Landing 2.8m x 2m (9'2" x 6'7")

Bedroom One 4.03m x 3.33m (13'2" x 10'11")

Bedroom Two 3.75m x 3.1m (12'4" x 10'2")

Bedroom Three 2.67m x 2.42m (8'10" x 7'11")

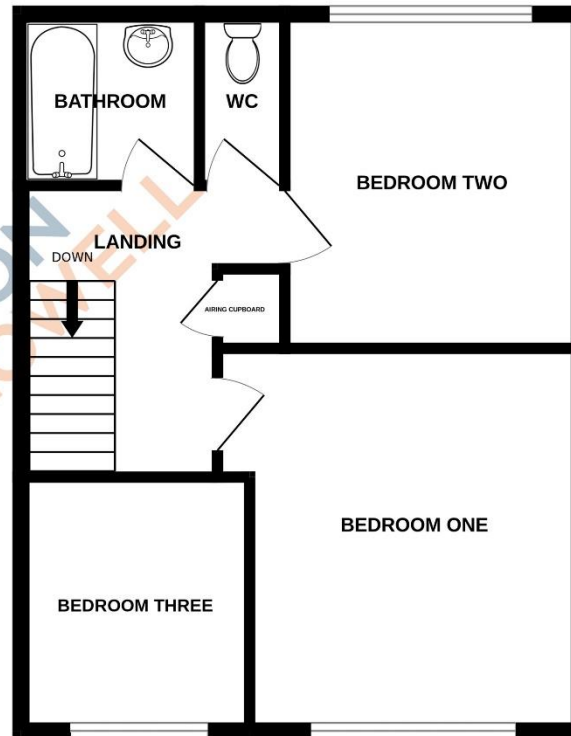
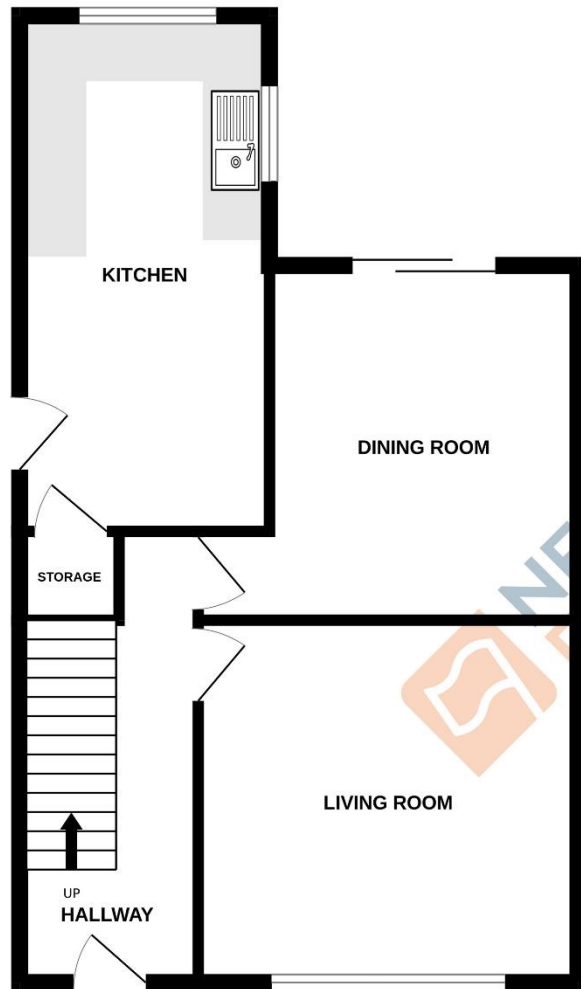
Bathroom 1.9m x 1.8m (6'2" x 5'11")

WC 1.9m x 1.8m (6'2" x 5'11")



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: D

#### 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.