



79 Station Road, Oakham, LE15 6QT

 **NEWTON FALLOWELL**



Key Features

- Character Detached Property
- Stunningly Renovated with Traditional Features
- 3 Double Bedrooms
- Spacious Living Room & Dining Room
- Ideal For Families & Nearby Schooling
- Single Garage & Off Road Parking
- Private Well Maintained Garden
- Sought-After Central Location
- EPC Rating E
- Freehold

Offers In Excess Of: £535,000





Situated in the heart of Oakham, this beautifully renovated three-bedroom home offers a rare blend of traditional charm and contemporary living. Lovingly restored to an excellent standard, the property showcases elegant period features alongside modern comforts, with a thoughtfully designed layout and generous proportions throughout. Set on a substantial plot, it benefits from a large private garden, off-road parking for multiple vehicles, and a detached single garage.

A welcoming entrance hall sets the tone for the home, with original detailing and tasteful decor continuing throughout the ground floor. The spacious living room to the front elevation is bathed in natural light via a wide bay window and features an attractive traditional fireplace. To the rear, a similarly sized dining room offers a stylish setting for entertaining and family dining, which also benefits from stylish design and modern fixtures and fittings.

The heart of any home is its kitchen, and whilst this aspect of the property is yet to undergo the same level of transformation, it is offered to the market as a large, practical, and fully functioning family kitchen. It benefits from rear aspect views to the garden, alongside ample space and excellent opportunities for future development and personalisation. A separate utility cupboard and a conveniently located ground-floor cloakroom/WC add to the home's practicality. On the first floor, the property boasts three well-proportioned bedrooms. The master bedroom is particularly spacious and enjoys views over the front aspect, while bedroom two offers generous dimensions ideal for a double room or guest space, whilst bedroom three is currently utilised as a nursery. A contemporary family bathroom completes the upstairs accommodation, finished to a high specification with quality fixtures and fittings.

As part of its recent renovation, the property has been installed with a modern heating system, including feature copper pipework and polished cast-iron radiators, restored original flooring, stained glass, and sash windows throughout. These features have elevated Station Road to a premier home in a sought-after location.

Externally, the property excels with a large, private rear garden designed for both relaxation and entertaining, featuring mature planting and a patio area ideal for outdoor dining. A single detached garage and private driveway provide secure parking for three or more vehicles.

Station Road offers a unique opportunity to acquire a characterful, turnkey home in a prime central Oakham location — just a short walk from the town's boutique shops, restaurants, and highly regarded schools, with excellent rail and road connections nearby.



[Room Measurements](#)



Porch 2.3m x 1.96m (7'6" x 6'5")

Entrance Hall 5.79m x 2.06m (19'0" x 6'10")

Living Room 4.13m x 3.88m (13'6" x 12'8")

Dining Room 4.2m x 3.65m (13'10" x 12'0")

Kitchen 5.1m x 4.08m (16'8" x 13'5")

Rear Lobby 2.1m x 1.2m (6'11" x 3'11")

WC 1.98m x 1.04m (6'6" x 3'5")

First Floor Landing 4.55m x 1.96m (14'11" x 6'5")

Bedroom One 4.3m x 3.6m (14'1" x 11'10")

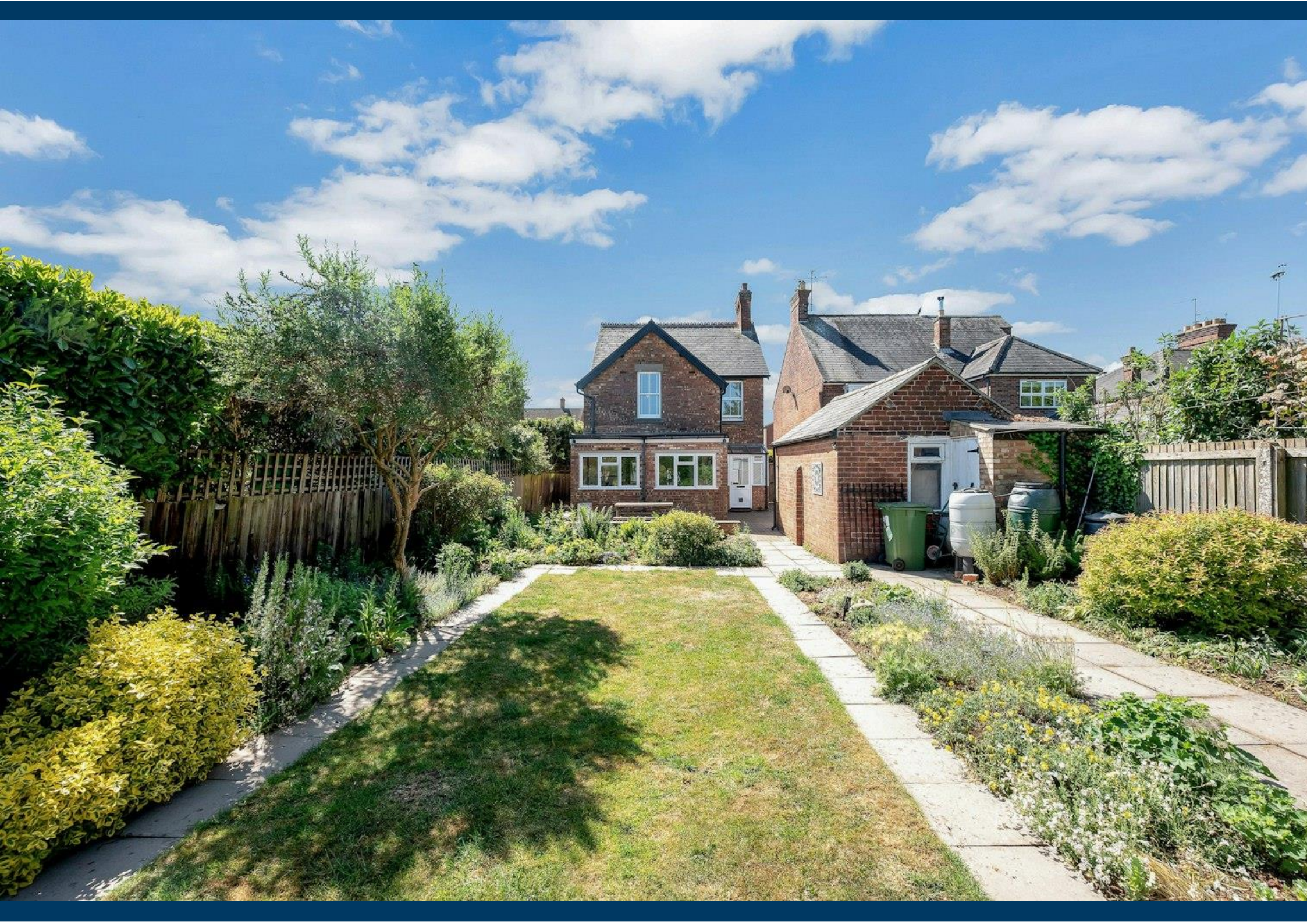
Bedroom Two 4.07m x 3.66m (13'5" x 12'0")

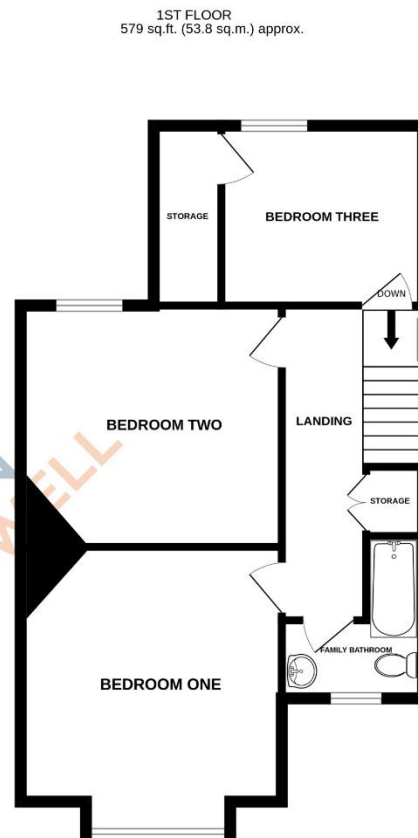
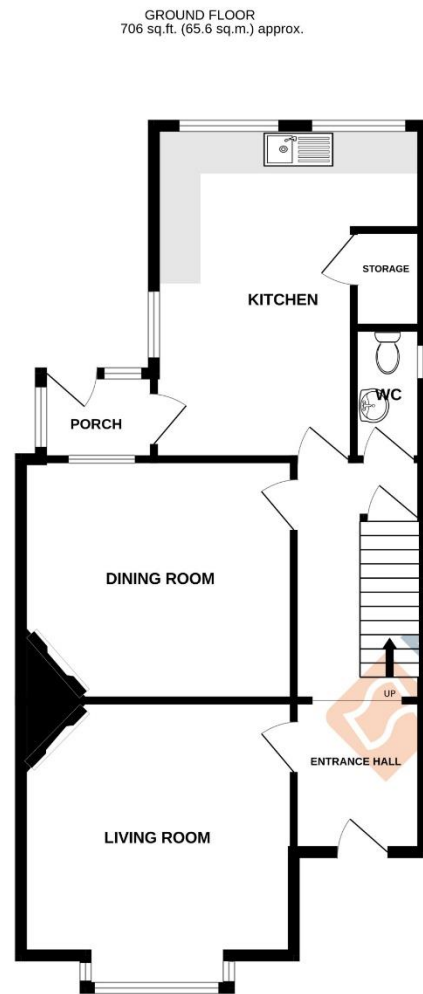
Bedroom Three 3.08m x 2.73m (10'1" x 9'0")

Storage In Bedroom Three 2.73m x 1.02m (9'0" x 3'4")

Bathroom 2.46m x 1.9m (8'1" x 6'2")







TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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		
39-54	E	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.