



**FOR
SALE**

**NEWTON
FALLOWELL**

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newtonfallowell.co.uk

9 Chater Road, Oakham, LE15 6RY

 **NEWTON FALLOWELL**

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Key Features

- Detached Bungalow
- Two Double Bedrooms with Scope For Third Bedroom
- Excellent Plot In A Great Location
- Generous Living Accommodation
- Integrated Garage With Scope For Conversion
- Off-Street Parking For Three Plus Cars
- Nearby to Local Schools, Shops & Local Amenities
- Ideal For Downsizers Or Investors Alike
- EPC Rating C
- Freehold

£350,000





Occupying a substantial corner plot in a desirable and well-established residential area of Oakham, this detached bungalow presents a superb opportunity for those seeking a home with scope to extend, modernise, and personalise. The property enjoys a prominent position on a quiet street, with easy access to the town centre, reputable schools, local amenities, and transport links, making it ideally suited to families, downsizers, or those looking for a project in a prime location.

On entering the property, a practical and convenient entrance hall provides access to the main living accommodation. The bright and airy living room benefits from a large front-facing window, allowing plenty of natural light to flood the space and offering an inviting setting for relaxing or entertaining.

Adjacent to the living room lies the well-sized kitchen, which overlooks the side of the property and provides access to the property's single garage, which lies parallel to the main living accommodation. The kitchen offers ample room for reconfiguration or upgrading and provides a practical layout for immediate everyday use.

At the heart of the home is the central dining room, which is generously proportioned and connects to the rear hallway, giving a natural flow to the accommodation. Just off this hallway is a versatile room currently used as a home office, which also served historically as a third bedroom—offering excellent potential for reinstatement if desired.

The two principal bedrooms are located to the rear of the property, both overlooking the garden and offering excellent proportions and layout potential. Bedroom one, the larger of the two, comfortably offers scope for an en-suite. The property also offers a centrally positioned shower room, featuring a wash basin, shower cubicle and WC.

Externally, the bungalow is set within a large, mature corner plot with gardens wrapping around the property, offering superb scope for landscaping, extension, or even the creation of additional outdoor living areas. A single garage is positioned to the side, and there is off-road parking available for three or more vehicles—ideal for family use or visiting guests.

This well-located bungalow combines a highly flexible layout with exceptional outdoor space and exciting potential for further development. Early viewing is strongly advised to appreciate both the plot and the possibilities it offers.





Room Measurements

Entrance Hall 2m x 1.45m (6'7" x 4'10")

Living Room 6.78m x 4m (22'2" x 13'1")

Kitchen 5.26m x 3.3m (17'4" x 10'10")

Dining Room 5.3m x 3.4m (17'5" x 11'2")

Shower Room 3.84m x 2.4m (12'7" x 7'11")

Bedroom One 6.19m x 3.42m (20'4" x 11'2")

Bedroom Two 3.29m x 3.16m (10'10" x 10'5")

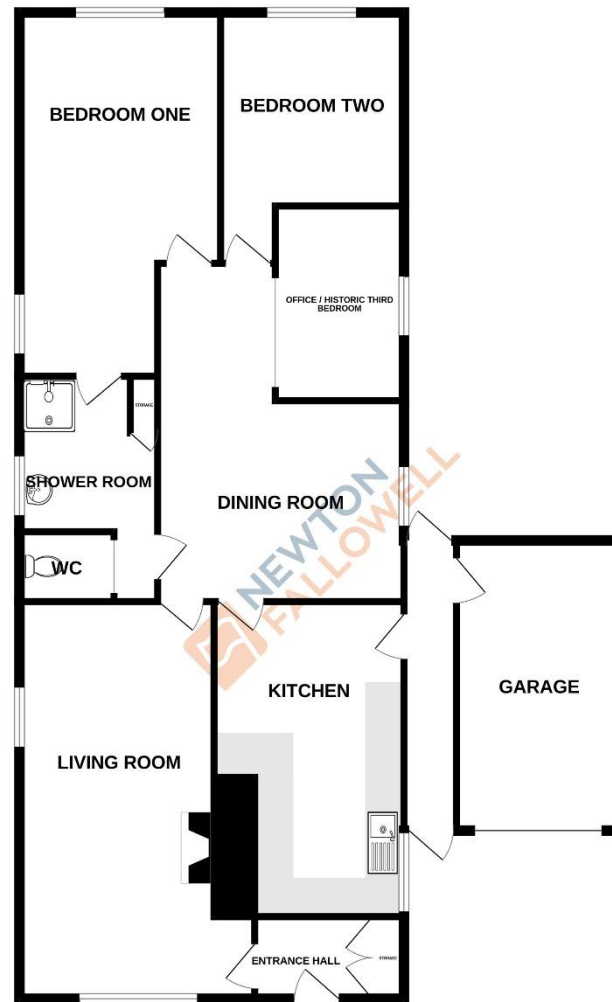
Office/Historic Third Bedroom 2.82m x 2.3m (9'4" x 7'6")

Garage 4.94m x 2.82m (16'2" x 9'4")





GROUND FLOOR
1358 sq.ft. (126.1 sq.m.) approx.



CHATER ROAD, OAKHAM, LE15 6RY

TOTAL FLOOR AREA: 1358 sq.ft. (126.1 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		87 B
69-80	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: 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.