



4 Redland Road, Oakham, LE15 6PJ

 **NEWTON FALLOWELL**



Key Features

- Detached Four Bedroom Property with NO CHAIN
- Excellent Opportunity For Personalisation & Modernisation
- Three Double Bedrooms & One Single
- Two Shower Rooms & Downstairs WC
- Spacious Reception Rooms With Additional Conservatory
- Single Detached Garage
- Generous Front & Rear Plot With Off-Street Parking
- Close Proximity To Oakham's Amenities, Schools & Transport Links
- EPC Rating D
- Freehold

Guide Price: £315,000 - £330,000





Occupying a generous plot in a well-established and sought-after area of Oakham and offered to the market with no chain, this spacious four-bedroom detached property offers an exciting opportunity to create a truly idyllic family home. With a well-balanced layout, detached single garage, and versatile ground floor accommodation, the property is ideally suited to those looking to modernise and add personal touches in a superb location.

An inviting entrance hallway leads to a large, dual aspect living room to the front of the home. At the heart of the property sits a spacious kitchen, complete with pantry and direct access to a useful ground floor shower room. Adjoining the living room, the dining room flows through to a bright and airy conservatory, creating a fantastic garden room for relaxing or further modernisation. A downstairs WC completes the ground floor layout, offering excellent practicality.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom occupies an impressive footprint and benefits from excellent natural light. Bedrooms Two and Three are comfortable doubles, while Bedroom Four offers ideal space for a nursery or home office. A centrally located family bathroom serves all bedrooms, with additional built-in storage accessible from the landing.

Set back from the road, the property features a private front garden and gated side access leading to the rear. A detached single garage provides secure parking or useful storage, while the rear garden offers a blank canvas for landscaping and potential extension (subject to planning permission).

Redland Road is positioned within easy reach of Oakham's thriving town centre, which offers a wide range of local shops, restaurants, schools, and amenities. The area is well served by public transport and benefits from strong road links, while Oakham train station provides convenient access to Leicester, Peterborough and onward connections to London.





Room Measurements

Hallway 3.23m x 2m (10'7" x 6'7")

WC 1.75m x 0.99m (5'8" x 3'2")

Living Room 5.11m x 3.23m (16'10" x 10'7")

Dining Room 3.1m x 2.57m (10'2" x 8'5")

Kitchen 4.56m x 4m (15'0" x 13'1")

Conservatory 3.1m x 2.4m (10'2" x 7'11")

Pantry 1.99m x 1.11m (6'6" x 3'7")

Shower Room 2.05m x 1.59m (6'8" x 5'2")

First Floor Landing 5.32m x 0.7m (17'6" x 2'4")

Bedroom One 5.57m x 2.68m (18'4" x 8'10")

Bedroom Two 4.01m x 2.68m (13'2" x 8'10")

Bedroom Three 3.12m x 2.85m (10'2" x 9'5")

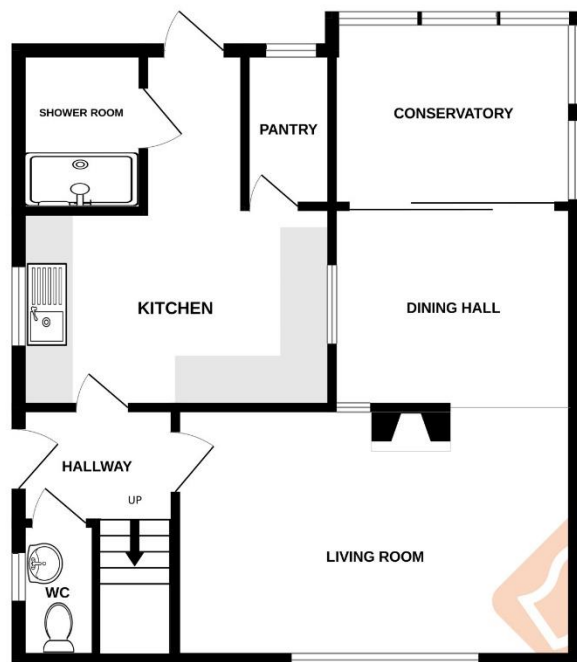
Bedroom Four 2.47m x 2.42m (8'1" x 7'11")

Bathroom 2.3m x 2.35m (7'6" x 7'8")





GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



REDLAND ROAD, OAKHAM, LE15 6PJ

TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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.