



10 Prince George Avenue, Oakham, LE15 6GE

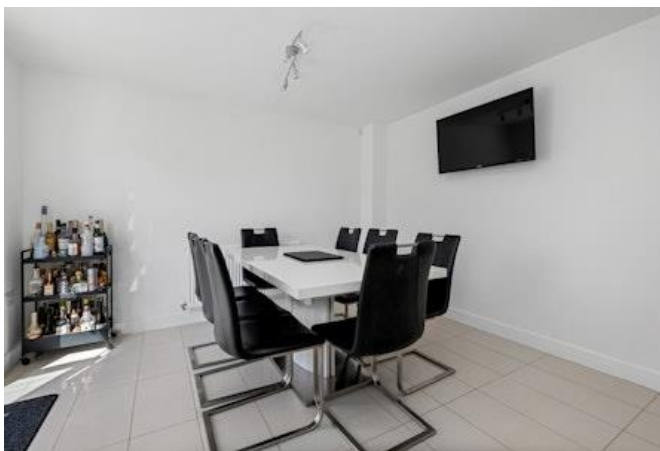
 **NEWTON FALLOWELL**

4 2 2

Key Features

- Stunning Detached Family Home
- Four Excellent Bedrooms Including Three Doubles
- Presented In Flawless Condition
- Modern Features & Finishes Throughout
- En-Suite To Master Bedroom
- Family Bathroom & Downstairs WC
- Sought After & Convenient Oakham Location
- Landscaped South Facing Garden & Single Garage
- Freehold

£430,000





A modern and immaculately presented four-bedroom detached family home, located in one of Oakham's most sought-after residential areas. Set within walking distance of highly regarded local schools, the town centre, and Oakham's train station, this spacious property offers both style and practicality in equal measure - ideal for families or professionals seeking a quality home in a convenient location.

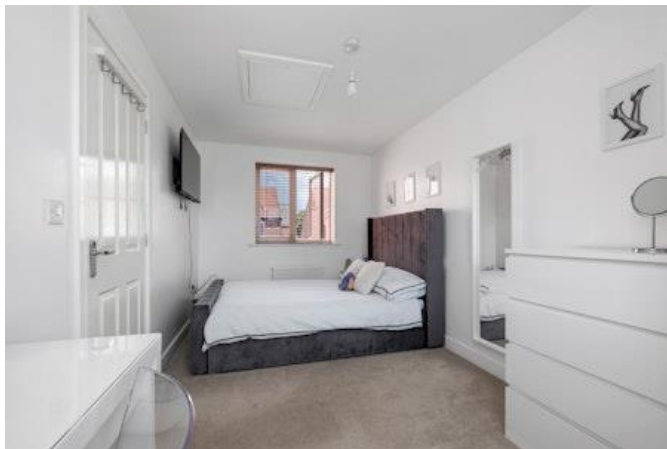
Entering the home, you are welcomed into the property's entrance hall with useful under-stairs storage and a modern guest WC. To the right, the spacious living room provides a light-filled, versatile reception space with ample room for relaxing and entertaining.

To the rear, the kitchen/breakfast room is thoughtfully designed and finished to a high standard, featuring a modern suite of wall-to-floor base units, integrated appliances, and generous worktop space. French doors open onto the rear garden, seamlessly blending indoor and outdoor living. Access via the garden, a convenient rear personnel door leads directly into the garage, perfect for secure storage or future conversion if desired.

Upstairs, the landing leads to four well-proportioned bedrooms. The spacious master bedroom sits to the front of the property and benefits from built-in wardrobes and a contemporary en-suite shower room. Bedrooms two and three are both comfortable doubles, while the fourth bedroom would make an ideal home office or nursery. A stylish family bathroom, fitted with separate bath and shower facilities, is finished in neutral tones and completes the first-floor accommodation.

Externally, the south facing rear garden has been attractively landscaped, offering a private and low-maintenance outdoor space with patio and lawned areas - ideal for outdoor dining, child's play and summer evening relaxation. The front of the property provides off-street parking and access to the single garage.

A truly turn-key home, finished and maintained to an exceptional standard throughout, this property presents a rare opportunity to acquire a modern, detached family home in a quiet and convenient Oakham setting.





Room Measurements

Entrance Hall 4.88m x 2.42m (16'0" x 7'11")

Living Room 5.33m x 2.99m (17'6" x 9'10")

Kitchen/Breakfast Room 5.41m x 3.98m (17'8" x 13'1")

WC 1.62m x 1.2m (5'4" x 3'11")

Garage 4.98m x 2.5m (16'4" x 8'2")

First Floor Landing 3.54m x 2.2m (11'7" x 7'2")

Bedroom One 4.49m x 3.98m (14'8" x 13'1")

Ensuite 2.5m x 1.9m (8'2" x 6'2")

Bedroom Two 4.98m x 2.5m (16'4" x 8'2")

Bedroom Three 3.21m x 3m (10'6" x 9'10")

Bedroom Four 2.66m x 1.96m (8'8" x 6'5")

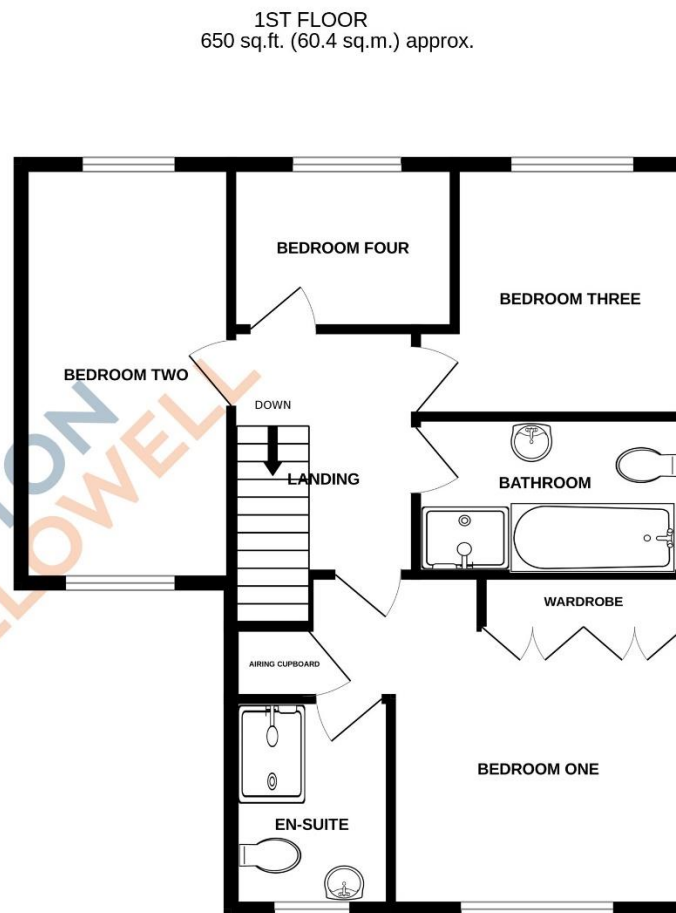
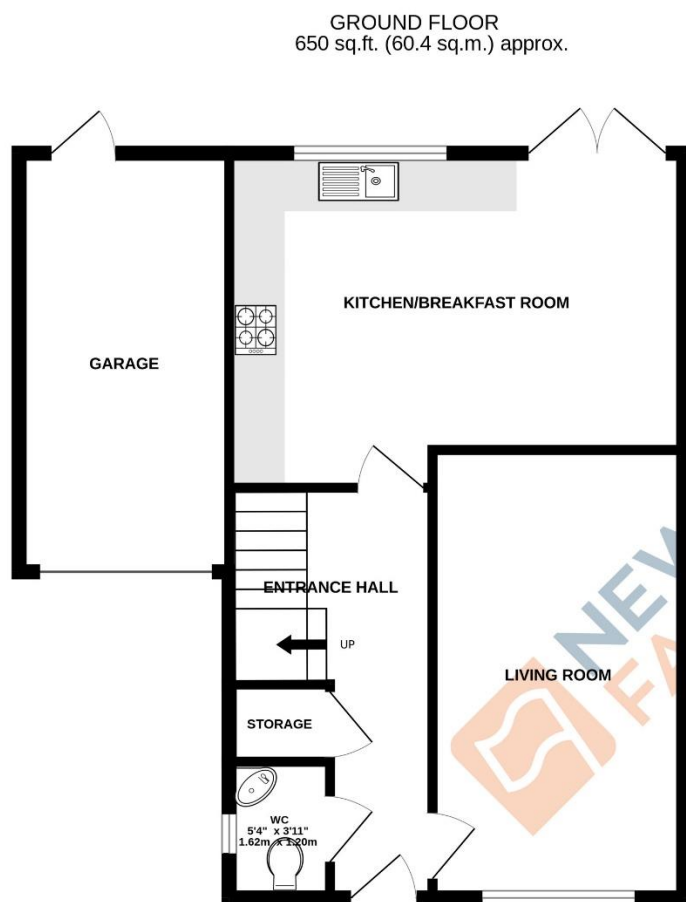
Bathroom 3.21m x 1.88m (10'6" x 6'2")

Residents Management Company

The property is liable to pay an annual charge to Greenbelt for the maintenance and upkeep of the common areas within the development. We are advised that the current charge from 01 May 2025 to 30 Apr 2026 charge is £107.69 per property, per annum and is reviewable on an annual basis.







PRINCE GEORGE AVENUE, OAKHAM LE15 6GE

TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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 £62 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.