



15 Blacksmiths Avenue, Oakham, LE15 7TD

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Large Detached Family Home
- Five Bedrooms & Three Bathrooms
- Generous Family Living Space
- Scope For Home Office / Study
- Dual-Aspect Family Living Room With Additional Dining Room
- Double Garage With Off-Street Parking
- Well-Maintained Enclosed Rear Garden
- Excellent Location With Immediate Access To Local Amenities
- Freehold

Guide price £625,000 - £650,000





This impressive five-bedroom detached property occupies a generous plot in one of Oakham's most desirable residential locations and is presented to the market in an immaculate condition. With a double garage, extensive driveway parking, and a beautifully maintained garden, this home presents an exceptional opportunity for family living close to highly regarded schools, excellent public transport links, and a wealth of local amenities.

The property is entered via a welcoming entrance hall that provides access to the main living areas and a convenient downstairs WC. A large, bright, dual aspect living room creates an inviting space for family gatherings, while the dining room offers a more formal setting for entertaining or could alternatively be used as a playroom or downstairs study. The modern kitchen/family room is the heart of the home. Thoughtfully designed and complemented by a separate utility room and second ground floor WC, this space is generous space which provides the means for a sociable, family environment.

The first-floor hosts five excellent bedrooms, offering superb flexibility for larger families or those requiring guest accommodation, as well as the option for homeworking via a study. The master suite is particularly impressive, complete with built-in wardrobes and a private en-suite bathroom. The remaining bedrooms are well-proportioned and are served by a stylish family bathroom, as well as a further en-suite shower room. Ample storage throughout enhances the practicality of the layout.

The property is approached via a spacious driveway providing off-street parking for multiple vehicles and access to the double garage. To the rear, a beautifully landscaped garden offers a blend of lawn, established planting, and seating areas, creating an idyllic space for outdoor relaxation and entertaining.

Positioned in a sought-after residential area of Oakham, the property benefits from excellent proximity to well-regarded schools, Oakham's bustling town centre, and a choice of shops, cafes, and leisure facilities. The railway station offers direct links to Leicester, Peterborough, and beyond, while nearby road connections make for straightforward commuting.

[Residents Management Company](#)

Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

[Solar Panels](#)

The property benefits from 6 owned solar panels, registered for feed-in-tariff payments which are received by the current owners twice yearly. For more information, please contact Newton Fallowell.





Entrance Hallway 4.84m x 2.29m (15'11" x 7'6")

Living Room 5.96m x 4.05m (19'7" x 13'4")

Dining Room / Playroom / Study 3.87m x 2.98m (12'8" x 9'10")

Family Room 4.39m x 3.19m (14'5" x 10'6")

WC 1.77m x 1.58m (5'10" x 5'2")

Kitchen 4.43m x 4.39m (14'6" x 14'5")



Utility Room 2.37m x 2.32m (7'10" x 7'7")

WC 2.07m x 1.1m (6'10" x 3'7")

First Floor Landing 7.48m x 3.57m (24'6" x 11'8")

Bedroom One 5.96m x 4.05m (19'7" x 13'4")

Ensuite 2.3m x 2.19m (7'6" x 7'2")

Bedroom Two 4.39m x 2.97m (14'5" x 9'8")



Ensuite 2.59m x 1.06m (8'6" x 3'6")

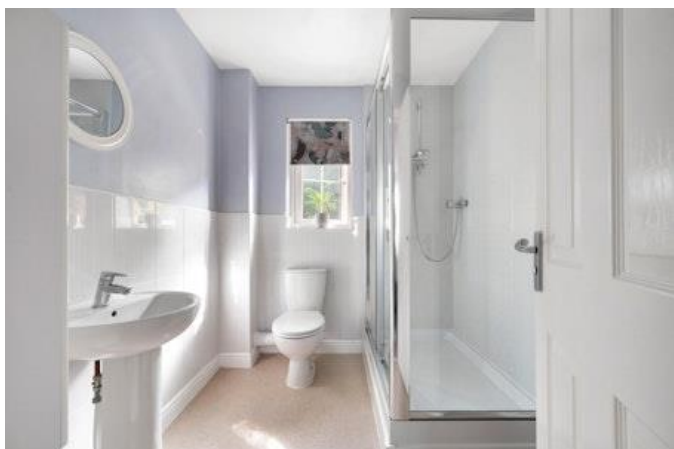
Bedroom Three 3.87m x 3.55m (12'8" x 11'7")

Bedroom Four 2.78m x 2.59m (9'1" x 8'6")

Bedroom Five / Study 2.51m x 2.29m (8'2" x 7'6")

Family Bathroom 2.6m x 2.59m (8'6" x 8'6")

Double Garage 6.09m x 6.09m (20'0" x 20'0")

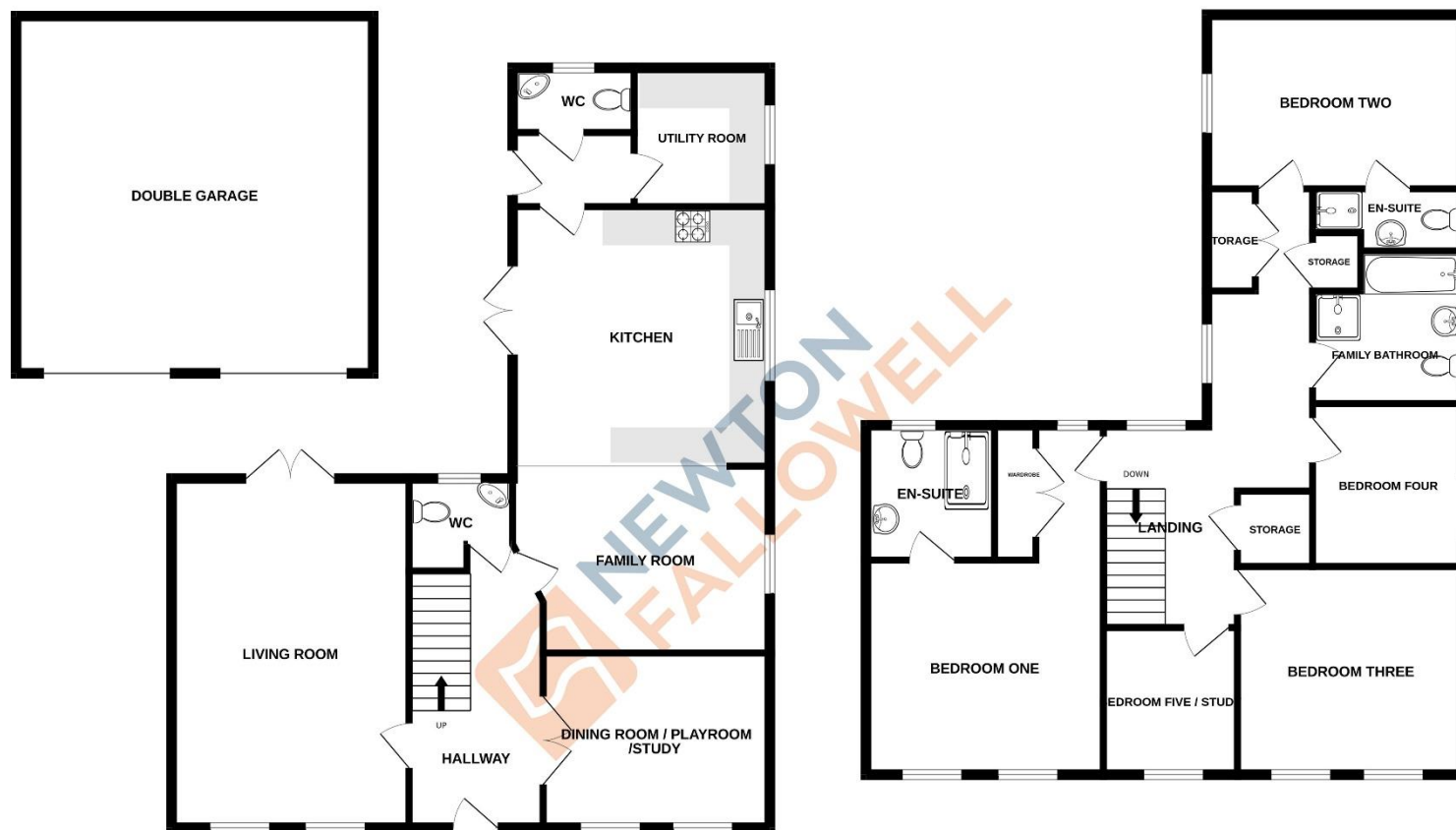




DOUBLE GARAGE
400 sq.ft. (37.1 sq.m.) approx.

GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.

1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



BLACKSMITHS AVENUE, OAKHAM, LE15 7TD

TOTAL FLOOR AREA : 2371 sq.ft. (220.3 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

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.