



29 Digby Drive, Oakham, LE15 6LQ

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN!
- Detached Bungalow With Considerable Potential
- Two Generous Double Bedrooms
- Open-Plan Living Accommodation With South Facing Conservatory
- Well-Appointed Kitchen With Convenient Rear Access
- Practical Features Throughout With Ample Storage Solutions
- Off-Street Parking For Multiple Vehicles
- Single Garage With Scope For a Variety Of Uses
- EPC Rating C
- Freehold

Guide price £325,000 - £350,000





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This charming two-bedroom bungalow presents an excellent opportunity for those seeking a well-positioned and versatile home in the desirable market town of Oakham and benefits from NO ONWARD CHAIN. Offering comfortable, single-level living, the property is ideally suited to downsizers and those looking for a manageable home with scope for personalisation.

The accommodation comprises an expansive, light and welcoming sitting / dining room, a well-proportioned kitchen, and two generously sized bedrooms, each offering excellent flexibility for sleeping or additional living space, such as a home office. A fitted bathroom completes the internal layout, providing practicality and comfort in equal measure.

To the rear, a south-facing conservatory provides a bright and tranquil space, ideal for relaxation or enjoying views over the garden. The rear garden itself is both spacious and private, benefitting from the southerly aspect and offering superb potential for landscaping, gardening, or outdoor entertaining. The garden is offered with a functional and practical garden shed.

Externally, the property features a private driveway providing ample off-street parking, together with a garage offering further parking or valuable storage.

Positioned in a highly regarded residential area, this attractive bungalow combines comfortable living, outdoor space, and future potential, making it a superb choice for those wishing to create a home tailored to their own style in one of Rutland's most sought-after market towns.



Room Measurements

Entrance Hall 3.06m x 1.63m (10'0" x 5'4")

Bedroom One 4.81m x 3.56m (15'10" x 11'8")

Bedroom Two 3.43m x 3.18m (11'4" x 10'5")

Bathroom 2.46m x 2.06m (8'1" x 6'10")

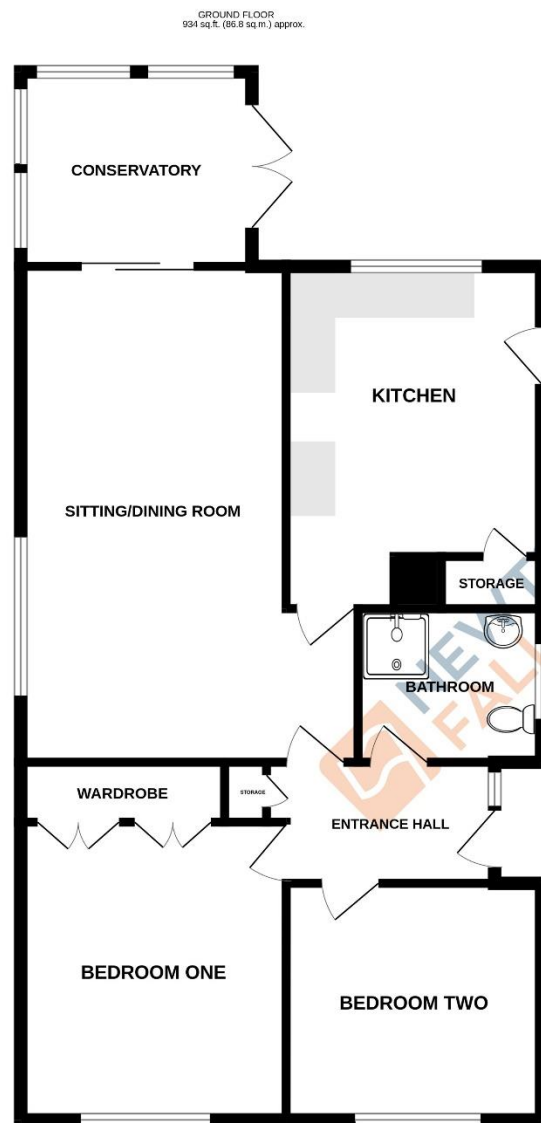
Sitting / Dining Room 6.67m x 3.47m (21'11" x 11'5")

Kitchen 4.59m x 3.54m (15'1" x 11'7")

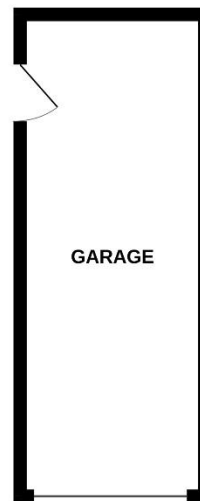
Conservatory 3.1m x 2.61m (10'2" x 8'7")







GARAGE
173 sq.ft. (16.0 sq.m.) approx.



DIGBY DRIVE, OAKHAM, LE15 6LJ

TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.