



7 Hardwick Close, Oakham, LE15 6FF

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Detached Family Home In Secluded Location
- Four Excellent Bedrooms With Facility For Home Working
- En-Suite To Master & Family Bathroom
- Fantastic Potential With Opportunity For Acute Modernisation
- Dual Aspect Open Plan Living Areas
- Integrated Single Garage With Scope For Conversion
- Off-Street Parking & Fully Enclosed Rear Garden
- Desirable Oakham Location With Convenient Access To Various Amenities
- EPC Rating D

Guide price £425,000 - £450,000





Tucked away in a peaceful and sought-after cul-de-sac, this substantial four-bedroom detached property presents a superb opportunity for families seeking generous accommodation, a practical layout, and excellent potential for light modernisation.

The ground floor is arranged to provide a natural flow between the living spaces. The welcoming entrance hall leads to a spacious dual-aspect living room, filled with natural light and offering an inviting setting for family relaxation. A second reception room provides flexibility for use as a formal dining area or additional sitting room. The kitchen sits to the rear of the home, complemented by a utility room and a ground-floor WC, with direct access to the garden offering scope for further enhancement or reconfiguration if desired.

Upstairs, the main bedroom benefits from an en-suite shower room and built-in wardrobes. Three further well-proportioned bedrooms and a family bathroom complete the first floor, making this an ideal layout for family living.

Externally, the property enjoys a private and quiet position with off-street parking leading to an integrated single garage, which offers excellent scope for conversion (subject to relevant permissions) to create additional living space. The enclosed rear garden provides a tranquil outdoor area with space for entertaining or relaxation.

Offered to the market with no onward chain, this delightful home represents an exceptional opportunity to personalise and create a modern family residence in one of Oakham's most desirable residential areas.





Room Measurements

Porch 1.62m x 1.13m (5'4" x 3'8")

Entrance Hall 3.17m x 1.74m (10'5" x 5'8")

Living Room 5.23m x 3.42m (17'2" x 11'2")

Dining Room 3.35m x 2.72m (11'0" x 8'11")

Kitchen 3.25m x 3.05m (10'8" x 10'0")

Utility Room 2.25m x 1.67m (7'5" x 5'6")

WC 1.67m x 0.87m (5'6" x 2'11")

Garage 5.27m x 2.55m (17'4" x 8'5")

First Floor Landing 4.75m x 1.75m (15'7" x 5'8")

Bedroom One 4.36m x 3.8m (14'4" x 12'6")

Ensuite 1.92m x 1.66m (6'4" x 5'5")

Bedroom Two 3.07m x 2.83m (10'1" x 9'4")

Bedroom Three 3.51m x 2.9m (11'6" x 9'6")

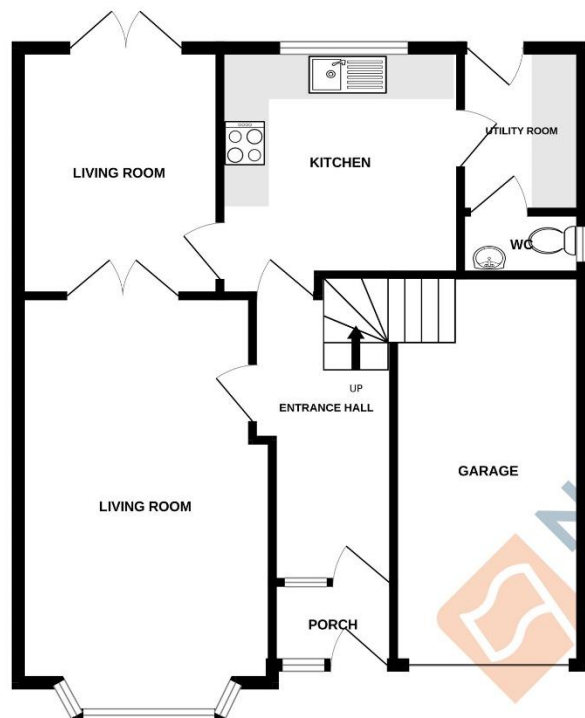
Bedroom Four 2.28m x 2.2m (7'6" x 7'2")

Bathroom 2.08m x 2.06m (6'10" x 6'10")

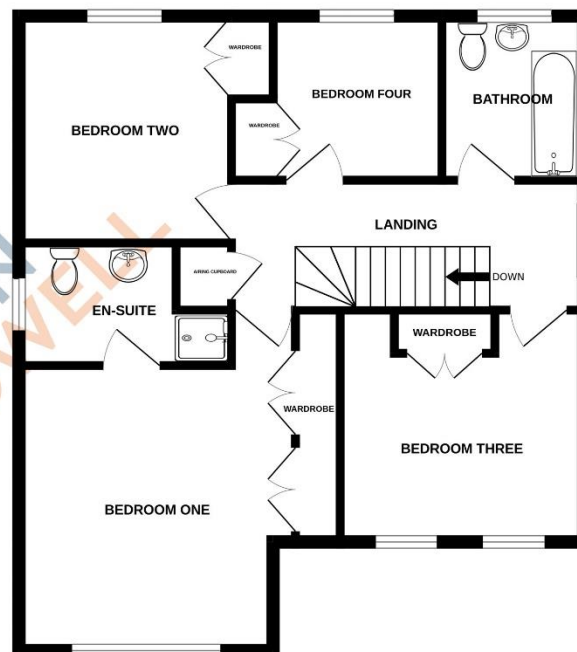




GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



HARDWICK CLOSE, OAKHAM, LE15 6FF

TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	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 £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.