



16 Balmoral Road, Oakham, LE15 6RT

 **NEWTON FALLOWELL**

5 1 2

Key Features

- Beautifully Renovated Five-Bedroom Family Home
- Modern Open-Plan Kitchen/Dining Room with Seamless Garden Access
- Spacious & Versatile Living Areas Designed for Contemporary Family Life
- First-Floor Shower Room with High-Quality Finish
- Excellent Flexibility with Five Well-Proportioned Bedrooms
- Large Rear Garden with Sociable Covered Patio for Outdoor Entertaining
- Off-Road Parking for Multiple Vehicles Plus
- Prime Oakham Location with Superb Access to Schools and Commuter Routes
- EPC Rating C
- Freehold

Guide price £425,000 – £450,000





GUIDE PRICE: £425,000 – £450,000

Set in a highly convenient Oakham location with excellent access to commuter routes, this beautifully renovated five-bedroom family home offers modern, open-plan living and outstanding versatility throughout. Finished to a high standard, the property has been thoughtfully updated to suit the demands of contemporary family life, with spacious accommodation arranged across two well-balanced floors.

The ground floor centres around the impressive open-plan kitchen/dining room, offering an ideal family hub with generous preparation space and direct access onto the large rear garden. A sociable covered patio sits just beyond, creating a seamless indoor-outdoor flow perfect for entertaining during the warmer months. A separate utility room and a well-placed WC further enhance the practicality of the layout, while the bright living room provides an additional reception space at the front of the home.

Upstairs, the property offers five well-proportioned bedrooms, ensuring excellent flexibility for families requiring generous bedroom space. The recently renovated first-floor shower room has been finished to a contemporary, high-quality standard, and there remains scope to further enhance the home through the addition of an en-suite, subject to the necessary consents.



Externally, the property sits on an excellent plot with off-road parking for multiple vehicles. In addition to the property's integral garage, a detached garage currently used as a workshop, sits aside the property and provides superb additional storage or hobby potential. The generous rear garden, accessed directly from the kitchen/dining room, offers both space and privacy – ideal for families and those who enjoy outdoor living.

A superb opportunity to acquire a significantly improved and truly spacious family home in one of Oakham's most convenient and sought-after residential areas.



Room Measurements

Entrance Hall 4.06m x 1.69m (13'4" x 5'6")

Living Room 4.06m x 3.74m (13'4" x 12'4")

Kitchen/Dining Room 8.57m x 3.67m (28'1" x 12'0")

Utility Room 3.67m x 1.79m (12'0" x 5'11")

WC 2.61m x 1.37m (8'7" x 4'6")

Garage 4.09m x 2.61m (13'5" x 8'7")

Bedroom One 4.12m x 4.12m (13'6" x 13'6")

Bedroom Two 3.51m x 3.22m (11'6" x 10'7")

Bedroom Three 3.6m x 3.07m (11'10" x 10'1")

Bedroom Four 2.63m x 2.61m (8'7" x 8'7")

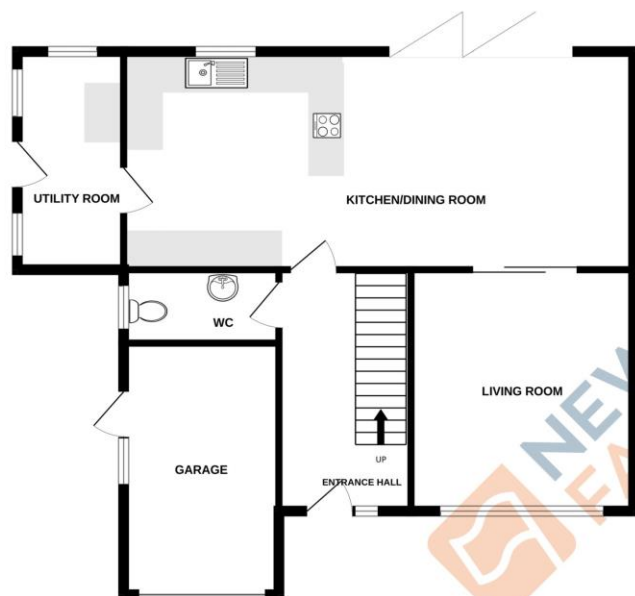
Bedroom Five 2.61m x 2.27m (8'7" x 7'5")

Bathroom 2.33m x 1.65m (7'7" x 5'5")





GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



BAMORAL ROAD, OAKHAM, LE15 6RT

TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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	74 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: 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 £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.