



56 Welland Way, Oakham, LE15 6SL

 **NEWTON FALLOWELL**



2 1 2

## Key Features

- Popular Oakham Location Near The Town Centre & Amenities
- Two Bedrooms With Scope To Reinstall The Original Third
- Ideal For First-Time Buyers, Investors Or Renovation Buyers
- Corner Plot With Off-Street Parking For Multiple Vehicles
- Excellent Rear Garden, Impeccably Maintained
- Scope For Extension Or Further Development, Subject To Consent
- Open-Plan Living, Ideal For Modern Family Living
- Perfect For Growing Families Looking For a Project
- EPC Rating D
- Freehold

£245,000







Situated within a popular residential area of Oakham and within easy reach of the town centre, this well-proportioned home presents an excellent opportunity for first-time buyers, investors, or those seeking a property with scope to personalise and add value.

Originally constructed as a three-bedroom property, the accommodation has been reconfigured to create two bedrooms, resulting in a particularly generous master bedroom. There remains clear potential to reinstate the third bedroom, returning the layout to its original design should a buyer require additional bedroom space.



The ground floor is arranged to provide practical and comfortable living, comprising a welcoming living room and a spacious kitchen/diner which offers ample room for everyday dining and entertaining. The layout lends itself well to modern living, while also presenting scope for cosmetic modernisation to suit individual tastes.

To the first floor, the two bedrooms are served by a family bathroom, with useful storage incorporated off the landing. The flexibility of the layout allows buyers to adapt the space to suit changing needs over time.



One of the property's standout features is its extensive corner plot. To the front, the home benefits from ample off-street parking for two or more vehicles, complemented by a single garage fitted with an electric door. Currently utilised for storage, the garage presents excellent potential for a variety of uses, including workshop space, home gym or, subject to the necessary consents, incorporation into the main living accommodation.

To the rear sits a large, traditional garden that has been meticulously maintained and provides an excellent outdoor space for families and keen gardeners alike. The generous plot size also offers significant scope for extension in multiple directions, subject to the relevant planning approvals.

Welland Way enjoys a convenient position within Oakham, offering easy access to local amenities, schools, and the town centre, making this a practical and appealing choice for a wide range of buyers seeking both location and future potential.

### Room Dimensions

Entrance Porch 1.78m x 1.48m (5'10" x 4'11")

Kitchen/Dining Room 5.13m x 3.24m (16'10" x 10'7")

Living Room 3.86m x 4.16m (12'8" x 13'7")

First Floor Landing 2.96m x 1.7m (9'8" x 5'7")

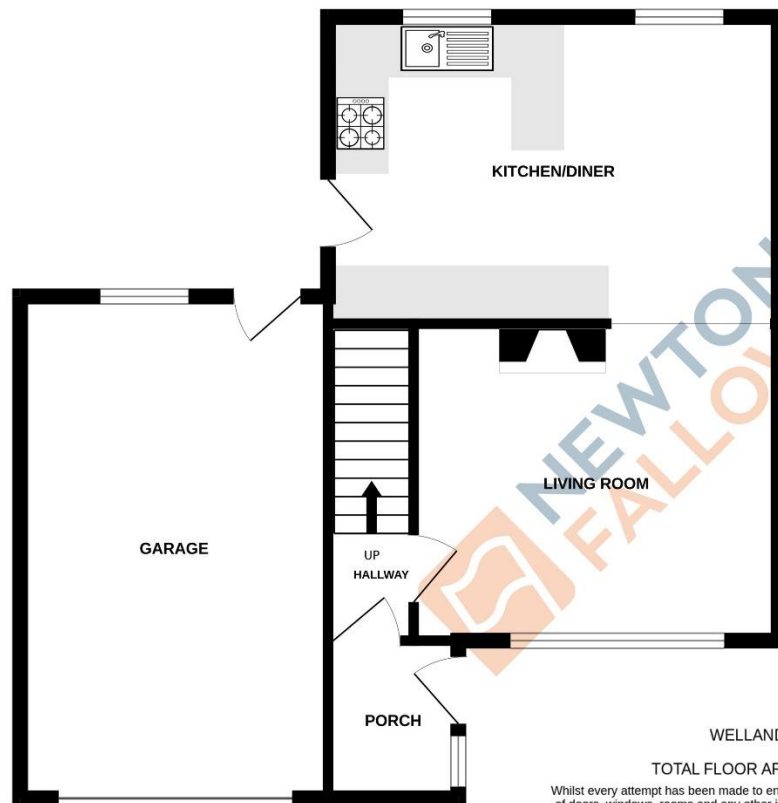
Bedroom One 5.15m x 3.51m (16'11" x 11'6")

Bedroom Two 3.55m x 2.59m (11'7" x 8'6")

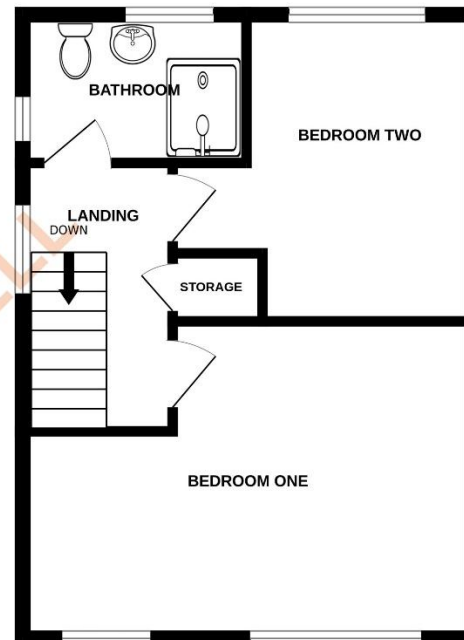
Bathroom 2.47m x 1.67m (8'1" x 5'6")

Garage 5.7m x 3.5m (18'8" x 11'6")

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



WELLAND WAY, OAKHAM, LE15 6SL

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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.