



3 Tabberer Close, Oakham, LE15 6FS

 **NEWTON FALLOWELL**

 3  2  2

Key Features

- Unique Three-Bedroom Detached Home
- Additional Ground-Floor Reception Room
- Stylish Refitted Kitchen/Breakfast Room
- Separate Utility Room & Ground Floor WC
- Master Bedroom With En-Suite & Dressing Area
- Sustainable Home With Air-Source Heat Pump
- Landscaped, Low-Maintenance Rear Garden
- Popular Oakham Location Close To Commuter Routes
- EPC Rating D
- Freehold

£340,000





Positioned within a popular residential area of Oakham, this attractive three-bedroom detached home offers a thoughtfully upgraded layout, combining modern efficiency with flexible living space ideally suited to contemporary family life. The property has been enhanced with a number of considered improvements, including a converted garage, a stylish refitted kitchen and the addition of an air-source heat pump, creating a home that balances comfort, practicality and sustainability.

The ground floor accommodation is arranged to provide clear definition between living, working and entertaining spaces. The main living room offers a comfortable and welcoming environment, while the former garage has been successfully converted to create an office and versatile additional reception room, making it particularly appealing for those working from home or requiring adaptable accommodation. To the rear, the kitchen/breakfast room has been recently refitted and forms the natural hub of the home, featuring contemporary cabinetry, generous work surfaces and a layout well suited to family dining and day-to-day living. A separate utility room and ground floor WC further enhance the practicality of the layout.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room and a neat dressing area, providing a well-considered main suite. The remaining bedrooms are served by a family bathroom and offer flexibility for children, guests or additional home-working needs.

Externally, the rear garden has been carefully landscaped with a hardstanding design, creating a low-maintenance outdoor space ideal for seating, entertaining and year-round use. The front of the property provides off-road parking, complementing the detached nature of the home.

The location is particularly convenient, lying within easy reach of Oakham town centre, local amenities and schooling. Nearby commuter routes further enhance the appeal, making this an excellent option for buyers seeking a well-connected yet established residential setting.

Overall, this is a well-presented and thoughtfully improved home offering flexible living space, modern energy efficiency and a strong family-focused layout, ideally suited to buyers looking for a detached property with immediate appeal in a sought-after Rutland location.





Entrance Hall 4.16m x 2.26m (13'7" x 7'5")

Living Room 4.49m x 2.99m (14'8" x 9'10")

Study 3.10m x 2.52m (11'1" x 8'4")

Utility Room 2.54m x 1.62m (8'4" x 5'2")

WC 1.99m x 1.06m (6'6" x 3'1")



Kitchen/Breakfast Room 5.64m x 4.25m (18'6" x 13'11")

First Floor Landing 4.78m x 1.86m (15'8" x 6'1")

Bedroom One 3.10m x 2.98m (9'10" x 8'1")

En-Suite 2.28m x 1.42m (7'6" x 4'4")

Bedroom Two 3.12m x 2.69m (10'2" x 6'8")

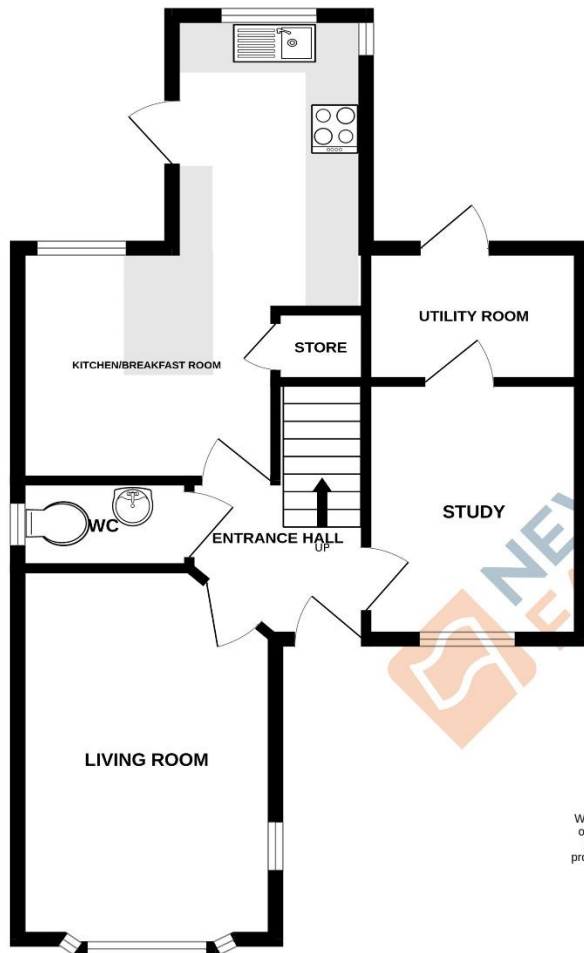
Bedroom Three 2.82m x 2.28m (8'8" x 7'6")

Bathroom 2.68m x 1.70m (8'8" x 5'6")

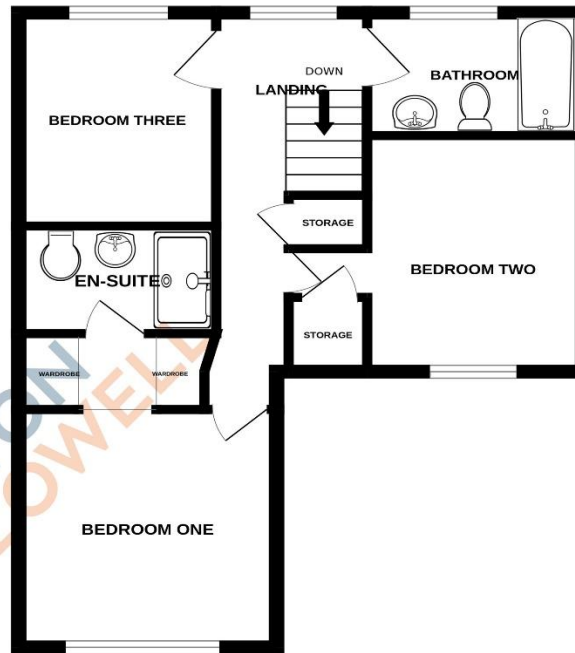




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TABBERER CLOSE

TOTAL FLOOR AREA : 971 sq.ft. (90.2 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		84 B
69-80	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: 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.