



Balmoral Road, Oakham

This beautifully updated home on Balmoral Road, Oakham offers the perfect blend of space, style, and modern comfort. With five well-proportioned bedrooms, including a flexible fifth bedroom that could also serve as a home office, it's ideal for growing families or those needing extra space to work from home.



FEATURES

- Well-Equipped Open Plan Modern Fitted Kitchen
- Five Bedrooms
- Off Street Parking for 4 Cars & Garage
- Private Rear Garden
- Spacious Reception Room with a Large Window
- Brand New Central Heating System
- Fantastic Location – Quiet residential road close to schools, parks, and Oakham town centre



ACCOMMODATION

The spacious reception room features a charming large window, flooding the space with natural light and creating a warm, welcoming atmosphere. To the rear of the property, you'll find a truly impressive open-plan kitchen/dining room – perfect for modern family living, entertaining guests, or hosting special occasions.

On the ground floor, a convenient downstairs cloakroom provides added practicality for guests and family alike.

The current owners have renovated the property throughout, installing a brand-new kitchen with sleek units and integrated appliances, a stylish family bathroom with contemporary fittings, and a completely new central heating system for improved energy efficiency and year-round comfort. In addition, new windows and external doors have been fitted, enhancing insulation.



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The property boasts five well-proportioned bedrooms. The spacious principal bedroom and two further doubles offer excellent accommodation for families or guests, while the two additional bedrooms are ideal for children, a home office, or hobbies. The versatile layout provides flexible living to suit a variety of needs.

EXTERNAL



Outside, the property benefits from a private and enclosed rear garden – ideal for children, pets, or relaxing evenings, featuring stylis bifolding doors that open from the kitchen/dining room onto the garden.

There's also driveway parking to the front and an integral garage, offering excellent storage or future potential for conversion (subject to planning permission). To the rear garden there is a large workshop to the side of the house with a further shed at the bottom of the garden.

This property also benefits from recently installed new guttering and soffits, ensuring both durability and a fresh, well-maintained appearance.

The property is located in a quiet residential area of Oakham, this home is within easy walking distance of highly regarded local schools, Parks, and the town centre, with its array of shops, cafes, and transport links.



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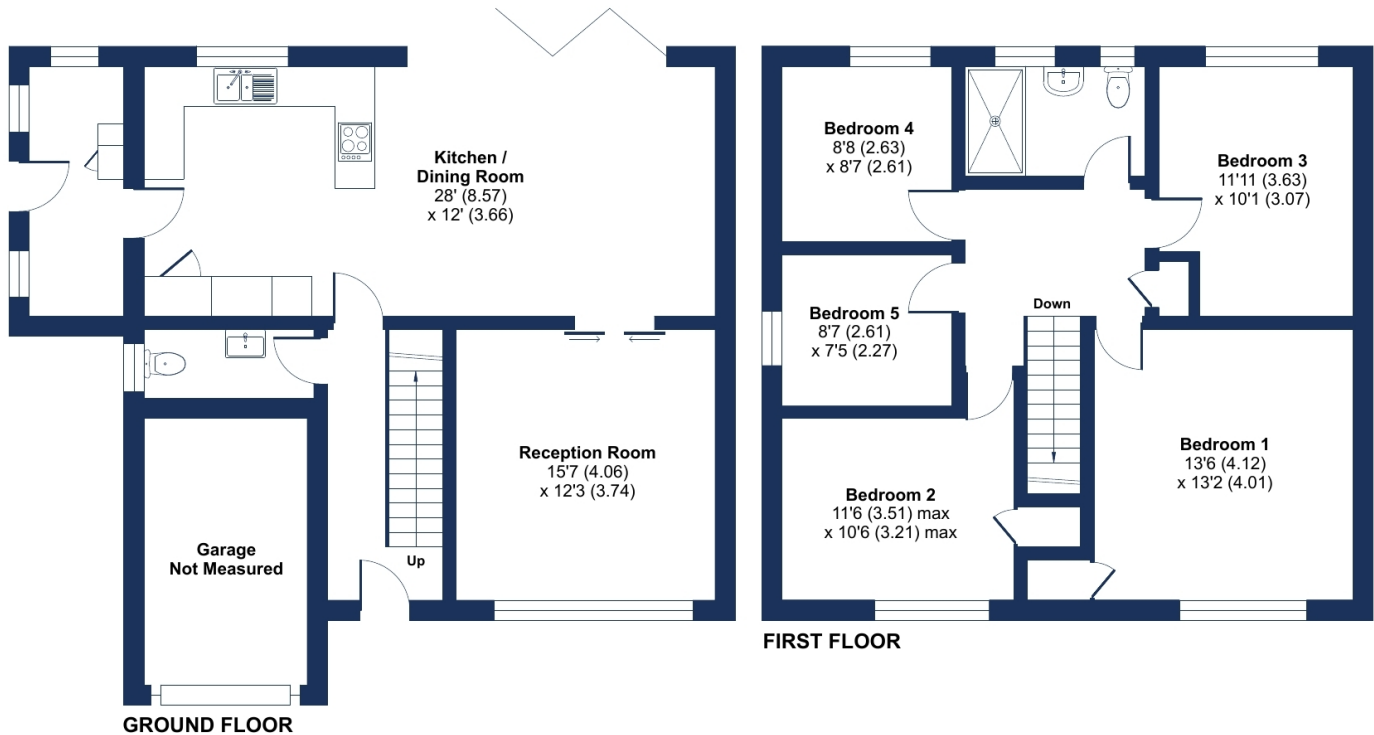
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Balmoral Road, Oakham, LE15

Approximate Area = 1458 sq ft / 135.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Moores Estate Agents. REF: 1350774



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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