



1 Finkey Street, Oakham
£250,000

 **NEWTON FALLOWELL**

1 Finkey Street

Oakham

Positioned in the heart of central Oakham, this stunning two bedroom detached character cottage offers an exceptional blend of period charm and modern comfort, making it a truly unique opportunity for discerning buyers. Upon entering, you are greeted by a welcoming open-plan ground floor living area that seamlessly combines the lounge and dining spaces, creating a versatile and sociable environment ideal for both relaxing and entertaining. The interiors are thoughtfully finished with quality fixtures and fittings, complementing the wealth of original features that add a sense of history and character throughout the home (including exposed beams, original fireplaces and traditional woodwork).

The well-appointed kitchen is designed with both style and practicality in mind, offering ample storage and workspace for culinary enthusiasts. Upstairs, two generous double bedrooms (with fitted wardrobes) provide comfortable accommodation, each benefitting from plenty of natural light and retaining charming period details, whilst the dressing room can also double as a study for those seeking working from home facilities. The contemporary bathroom is fitted with modern sanitary ware and tasteful tiling, ensuring a luxurious yet practical space for daily routines. The rear courtyard garden is the ideal location for relaxed midweek glasses of wine, or entertaining guests at the weekend. The garden also benefits from a brick outbuilding, plumbed and ready for use as a utility room, as well as enough room for a freezer and other storage requirements. The property's unrivalled proximity to Oakham town centre means that a wide range of amenities, including shops, cafés, restaurants and Oakham Train Station, are just a short stroll away, making this an ideal choice for those seeking convenience without compromising on character.





Living room

13' 10" x 11' 3" (4.21m x 3.42m)

Dining Room

14' 0" x 8' 0" (4.26m x 2.44m)

Kitchen / Breakfast Room

18' 1" x 6' 5" (5.50m x 1.95m)

Landing

10' 8" x 5' 4" (3.26m x 1.62m)

Bedroom One

9' 2" x 13' 10" (2.80m x 4.21m)

Bedroom Two

12' 8" x 9' 11" (3.85m x 3.03m)

Dressing Room / Study

8' 9" x 6' 4" (2.67m x 1.94m)

Bathroom

7' 7" x 6' 5" (2.30m x 1.95m)

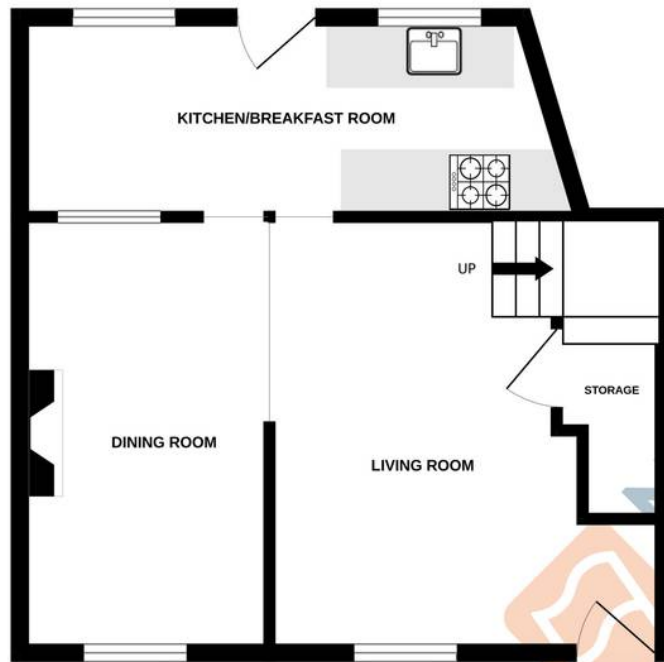
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



FINKEY STREET, OAKHAM LE15 6AG

TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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Newton Fallowell - Oakham

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