



9 Livingstone Close, Oakham, LE15 6FN

 **NEWTON FALLOWELL**



Key Features

- Three-Bedroom Home In A Quiet Cul-De-Sac
- Well-Presented Throughout
- Kitchen/Diner With Garden Access
- Separate & Generous Living Room
- Master En-Suite & Dressing Area
- Single Garage & Off-Street Parking
- Manageable, Low-Maintenance Rear Garden
- Popular Residential Area Of Oakham
- EPC Rating D

Offers in Excess of £325,000





Set within a quiet cul-de-sac in a well-regarded part of Oakham, this well-presented three-bedroom home offers practical, family-friendly accommodation with the added benefit of an integral garage, off-street parking and a low-maintenance rear garden.

The ground floor opens into an entrance hall with a convenient WC, leading through to a generous kitchen/diner which forms the natural hub of the home. With plenty of space for a dining table and direct access out to the rear, it lends itself well to day-to-day family life as well as entertaining. The living room is positioned separately, providing a comfortable and clearly defined space to relax.

To the first floor, the property provides three bedrooms. The master bedroom is complemented by an en-suite shower room and a dedicated dressing area with wardrobe space, creating a well-considered main suite. The remaining bedrooms are served by a family bathroom, while additional storage off the landing helps keep the home organised.

Outside, the rear garden is designed to be manageable, offering an enclosed area suitable for seating and everyday outdoor use without demanding upkeep. Off-street parking is available to the front alongside a single garage.

Oakham town centre is readily accessible, providing a wide selection of amenities, schooling and leisure facilities, while transport links support commuting and wider connectivity.



[Room Measurements](#)



Entrance Hall 2.26m x 1.91m (7'5" x 6'4")

Living Room 4.47m x 2.99m (14'8" x 9'10")

Downstairs WC 1.96m x 1.08m (6'5" x 3'6")

Kitchen and Dining Room 4.93m x 4.27m (16'2" x 14'0")



First Floor Landing 4.88m x 1.93m (16'0" x 6'4")

Bedroom One 3.15m x 2.98m (10'4" x 9'10")

En-Suite 2.28m x 1.41m (7'6" x 4'7")

Bedroom Two 3.1m x 2.79m (10'2" x 9'2")



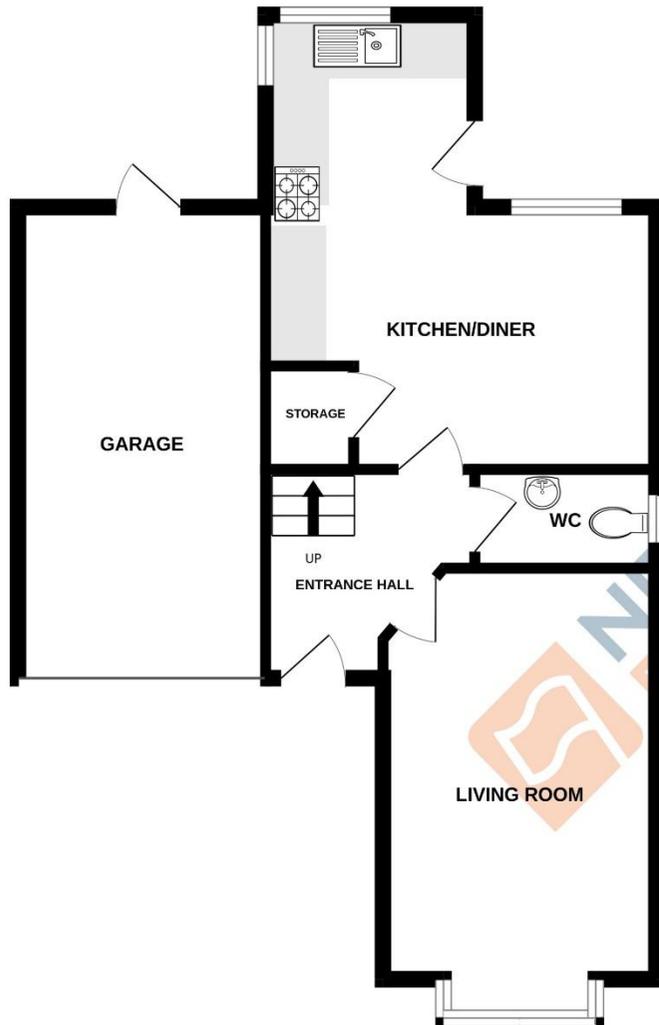
Bedroom Three 2.8m x 2.28m (9'2" x 7'6")

Bathroom 2.69m x 1.67m (8'10" x 5'6")

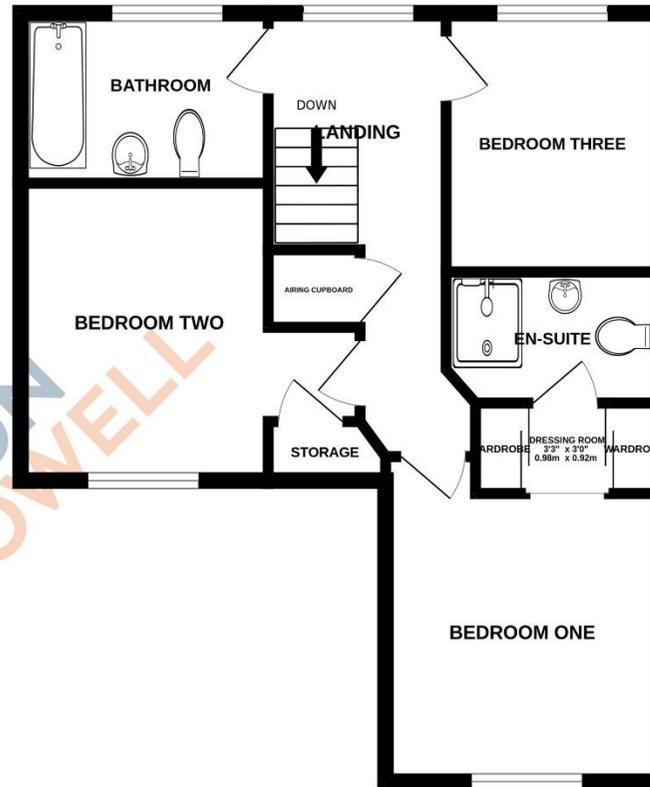




GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



LIVINGSTONE CLOSE, OAKHAM LE15 6FN

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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		79 C
55-68	D	65 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.