



16 Teigh Road, Market Overton

In Excess of £425,000

 **NEWTON FALLOWELL**

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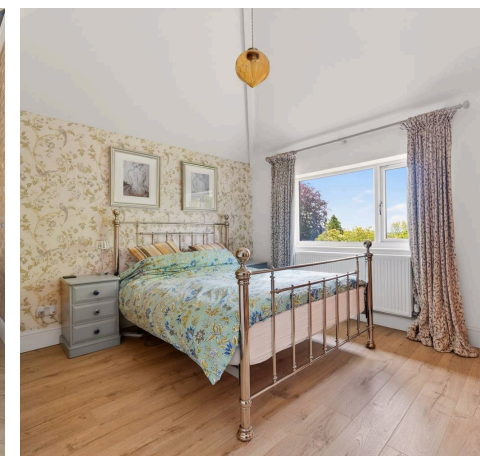
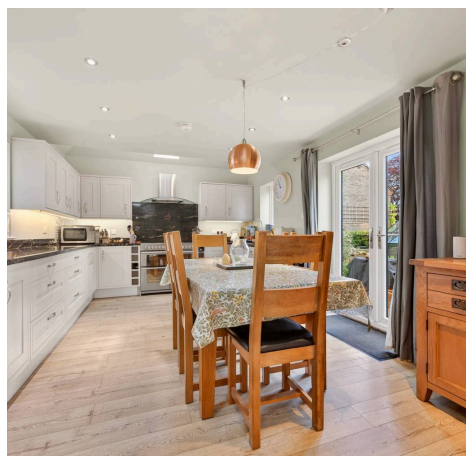
Market Overton, Oakham

Nestled in the heart of a highly sought-after Rutland village, this beautifully extended four bedroom semi-detached family home offers generous and versatile living accommodation, perfectly suited for modern family life.

The property has been thoughtfully designed to provide a harmonious blend of style and practicality. The stunning kitchen / breakfast room, complete with granite work tops, has direct access to the garden, making it ideal for entertaining and family gatherings. The spacious ground floor layout includes a bright and welcoming living room, a separate dining area, a garden room to the rear, a practical downstairs shower room, and a dedicated utility room for added convenience. There is also the potential to create an additional ground floor bedroom, offering flexibility to accommodate guests or multigenerational living.

Upstairs, four well-proportioned bedrooms provide comfortable retreats for all family members, complemented by a contemporary family bathroom. Throughout the home, quality finishes and attention to detail create a warm and inviting atmosphere.

The property is set within a truly exceptional wrap-around mature garden, providing a peaceful sanctuary and an impressive backdrop for outdoor living. The garden is beautifully landscaped, featuring established trees, flowering shrubs, and well-tended borders that offer year-round interest and privacy. A spacious patio area is perfect for alfresco dining or relaxing with family and friends, while generous lawns provide plenty of space for children to play or for keen gardeners to enjoy. The garden also features two shed and two greenhouses, providing an excellent resource for gardeners.





Off-street parking is available to the rear of the property, ensuring convenience for residents and visitors alike. Located in a tranquil village setting, the home benefits from easy access to local amenities, reputable schools, and scenic countryside walks, making it an ideal choice for families seeking both comfort and a desirable location. This exceptional property presents a rare opportunity to acquire a substantial family home with outstanding outdoor space in one of Rutland's most desirable villages.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Living Room

16' 1" x 12' 2" (4.91m x 3.71m)

Dining Room

10' 5" x 10' 2" (3.18m x 3.11m)

Entrance Hall

12' 0" x 5' 4" (3.65m x 1.63m)

Porch

9' 5" x 3' 6" (2.88m x 1.07m)

Shower Room

8' 8" x 6' 8" (2.64m x 2.04m)

Utility Room

8' 8" x 5' 11" (2.64m x 1.81m)

Kitchen / Breakfast Room

18' 1" x 11' 10" (5.51m x 3.60m)

Garden Room

12' 6" x 8' 1" (3.81m x 2.47m)

Bedroom One

12' 3" x 11' 10" (3.74m x 3.60m)

Bedroom Two

12' 2" x 10' 8" (3.71m x 3.26m)

Bedroom Three

10' 8" x 10' 2" (3.26m x 3.11m)

Bedroom Four

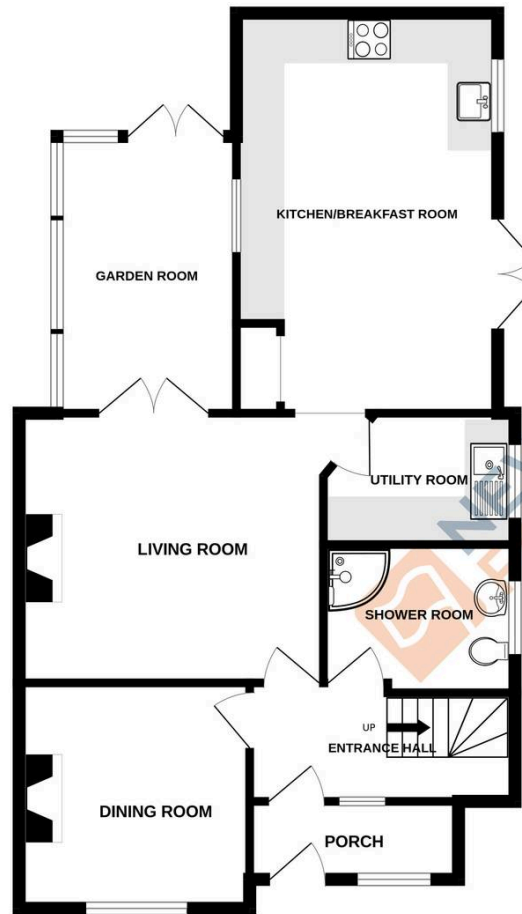
8' 8" x 7' 5" (2.64m x 2.27m)

Bathroom

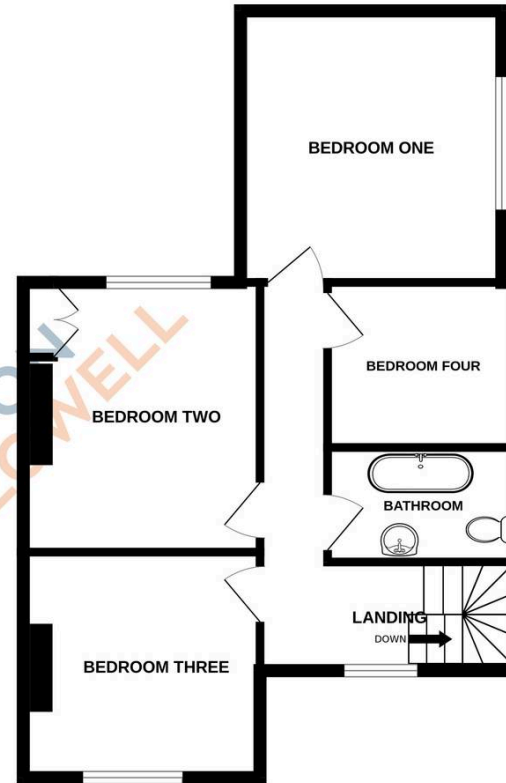
8' 8" x 5' 2" (2.64m x 1.58m)



GROUND FLOOR
779 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TEIGH ROAD, MARKET OVERTON - LE15 7PW

TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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