



66 Northgate, Oakham
£230,000

 **NEWTON FALLOWELL**

66 Northgate

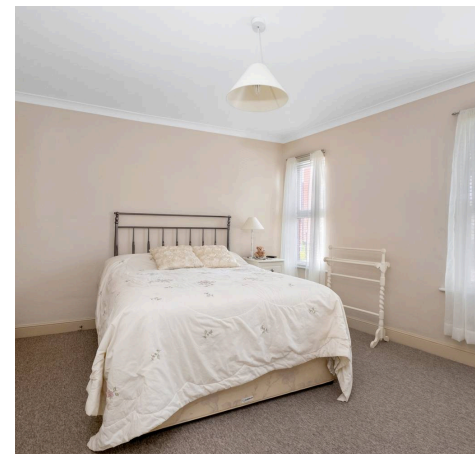
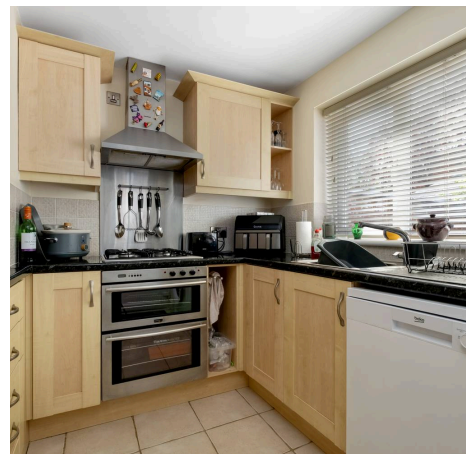
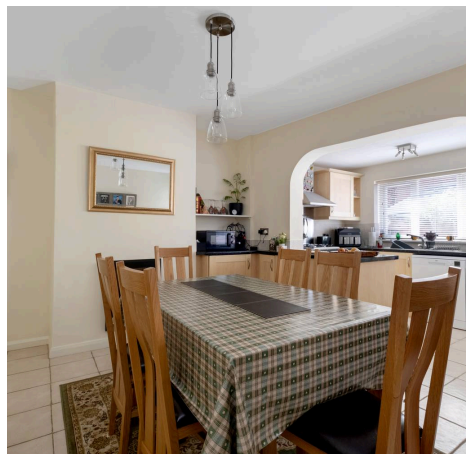
Oakham

This charming two bedroom Victorian terraced home is ideally situated within excellent proximity to Oakham town centre and the train station, providing easy access to local amenities and commuter links.

The property has been thoughtfully extended to the rear, creating a spacious kitchen / dining area that blends seamlessly with the character features found throughout the house. Upon entering, you are welcomed by a light-filled living room with a feature fireplace and traditional sash window, offering a warm and inviting atmosphere. The dining area provides ample space for entertaining, while the kitchen extension to the rear is fitted with contemporary units and integrated appliances, making it perfect for both every-day living and hosting guests. Upstairs, the home boasts two generous double bedrooms, each with period charm and plenty of natural light. The modern first floor shower room combines modern fittings with tasteful décor.

Outside, the property benefits from a private courtyard garden that serves as a tranquil retreat, ideal for relaxing or al fresco dining during the warmer months. The courtyard is low maintenance, featuring attractive paving and established borders that add a splash of greenery without requiring extensive upkeep. A useful outbuilding provides additional storage and utility space, perfect for garden tools, bicycles, or seasonal items.

With its blend of traditional character and contemporary comforts, as well as its superb location close to Oakham's vibrant town centre and excellent transport links, this property represents an ideal solution for first-time buyers or those seeking a conveniently located home with outside space. Early viewing is highly recommended to fully appreciate all that this delightful Victorian terrace has to offer.





Living Room

14' 2" x 10' 4" (4.33m x 3.14m)

Dining Room

14' 9" x 14' 4" (4.50m x 4.37m)

Kitchen

9' 3" x 6' 0" (2.83m x 1.84m)

Bedroom One

14' 2" x 10' 11" (4.33m x 3.33m)

Bedroom Two

11' 7" x 9' 2" (3.54m x 2.79m)

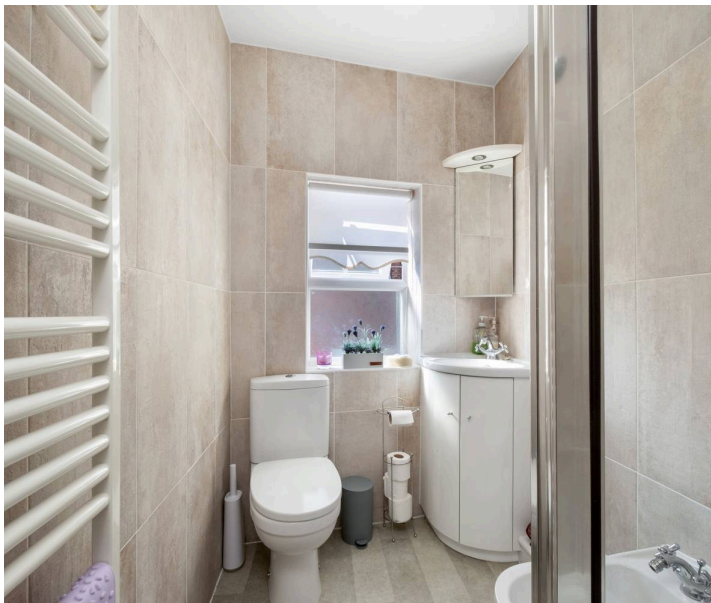
Bathroom

8' 6" x 4' 8" (2.59m x 1.41m)

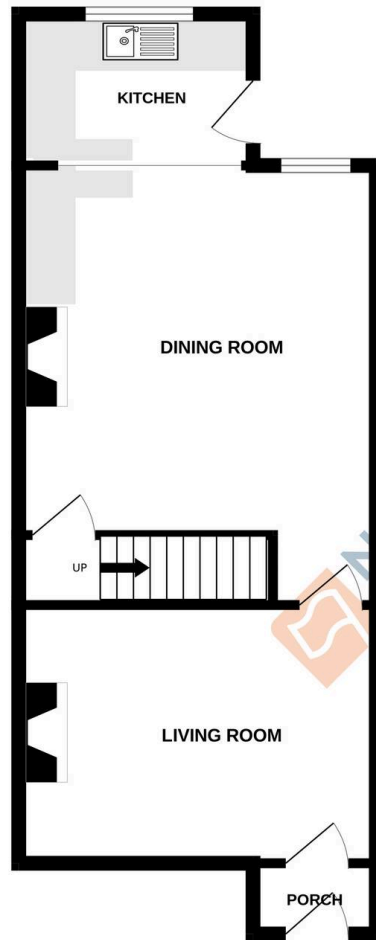
Council Tax band: B

Tenure: Freehold

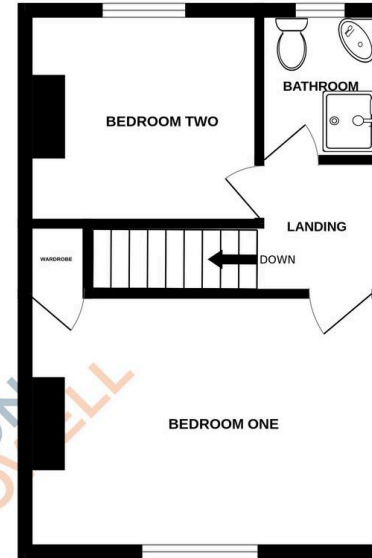
EPC Energy Efficiency Rating: C



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



NORTHGATE OAKHAM, LE15 6QS

TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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