



68 Sherrard Close, Whissendine, Oakham, LE15 7HE

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached Whissendine Home Ideal for First-Time Buyers
- Excellent Opportunity to Modernise and Increase Value
- Spacious Kitchen/Breakfast Room with Family Dining Space
- Generous Lounge with Direct Access to Rear Garden
- Three Well-Proportioned Bedrooms, Including Two Doubles
- Convenient Downstairs WC and Practical Layout
- Fully Enclosed Low-Maintenance Courtyard Garden
- Prime Location Close to Local Schools, Melton Mowbray and Oakham
- EPC Rating D
- Freehold

Offers in Excess of £225,000





GUIDE PRICE: £240,000 - £250,000

Set within a quiet residential close, this well-proportioned semi-detached home represents an ideal opportunity for first-time buyers or young families seeking a property they can truly make their own. Well placed for access to highly regarded local schools, as well as the nearby market towns of Melton Mowbray and Oakham, the home offers excellent potential for modernisation and future value enhancement.

The ground floor layout features a welcoming entrance hall with a useful WC, leading through to a generous kitchen/breakfast room with inbuilt electric oven, plumbing for a washing machine and ample space for dining and day-to-day family living. From here, the accommodation flows into a large living room, positioned at the rear of the house with direct access to the garden and plenty of space for relaxed seating and entertaining.

Upstairs, the property provides three well-proportioned bedrooms, including two good doubles and a single, along with a separate office/storage room, offering the flexibility for a home working space or additional storage capacity. A family bathroom completes the first-floor accommodation. The loft is partially boarded and has a loft ladder fitted to the loft hatch, providing convenient access for storage. The property benefits from gas central heating, with the boiler practically located in the airing cupboard on the landing.

Externally, the property features a compact, fully enclosed courtyard garden, providing a private outdoor space requiring minimum maintenance—perfect for those with busy lifestyles.

With generous internal space, a practical layout, and fantastic scope for redecoration and modernisation, this Whissendine property presents an exciting

opportunity to create a stylish and comfortable home in a sought-after village setting.

Room Measurements

Hallway 5.01m x 0.91m (16'5" x 3'0")

WC 1.4m x 0.8m (4'7" x 2'7")

Kitchen/Breakfast Room 5.47m x 2.88m (17'11" x 9'5")

Living Room 4.79m x 3.4m (15'8" x 11'2")

First Floor Landing 3.98m x 1.08m (13'1" x 3'6")

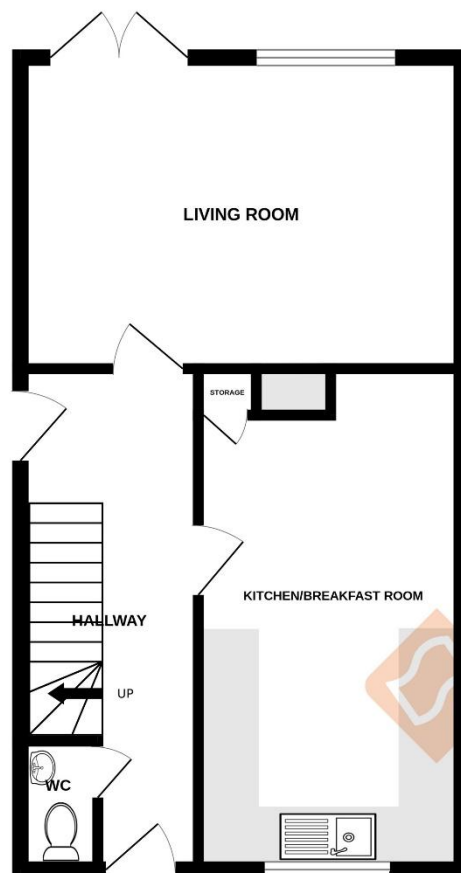
Bedroom One 4.67m x 2.64m (15'4" x 8'8")

Bedroom Two 3.54m x 2.63m (11'7" x 8'7")

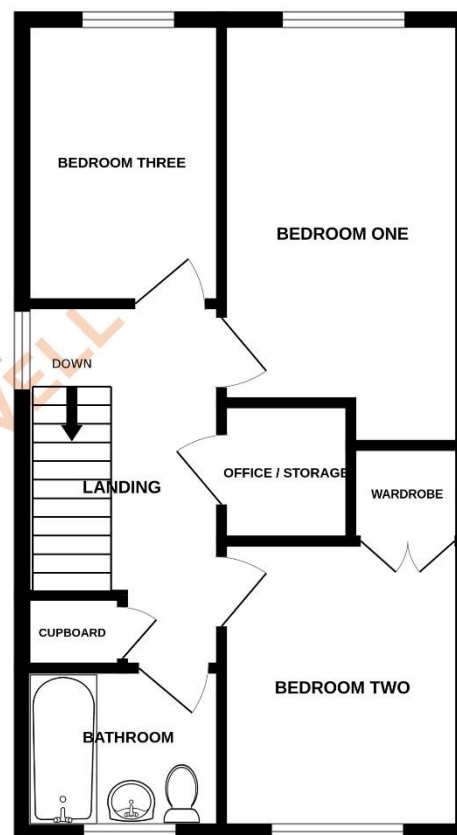
Bedroom Three 3.13m x 2.1m (10'4" x 6'11")

Bathroom 2.1m x 1.79m (6'11" x 5'11")

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



SHERRARD CLOSE, WHISSENDINE, OAKHAM, LE15 7HE

TOTAL FLOOR AREA : 922 sq.ft. (85.7 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		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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.