



4 Camrose Close, Oakham, LE15 6UW

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Sought-After Cul-De-Sac Position Within Oakham
- Walking Distance To Town Centre & Local Amenities
- Well-Proportioned Four Bedroom Detached Home
- Scope To Modernise, Reconfigure & Extend (STPP)
- Two Reception Rooms Plus Separate Study
- Kitchen With Adjoining Dining Room
- Ground Floor WC & Additional Shower Room
- Driveway Parking, Garage & Private Rear Garden

Guide price **£435,000**





Occupying a favourable position within a quiet cul-de-sac setting in Oakham, this four-bedroom detached home offers well-balanced accommodation in a great location, ideally suited to families looking for somewhere to settle and put their stamp on a family home for the future.

The ground floor is arranged around a central entrance hall, leading through to a generously proportioned living room positioned to the front, providing a comfortable and well-defined principal reception space. To the rear, the kitchen adjoins a separate dining room, presenting clear potential for reconfiguration into an open-plan family kitchen, subject to the necessary consents. A further reception room, currently utilised as a study, offers valuable flexibility for home working or additional living space such as a children's play-room. Practical additions include a utility area, ground floor WC and separate shower room, enhancing day-to-day functionality.

To the first floor, four well-proportioned bedrooms are arranged off a central landing, all served by a family bathroom. The layout provides a balanced arrangement suitable for family living, with potential for further updating to suit individual requirements.

Externally, the property benefits from a light and spacious rear garden, enjoying a good degree of privacy and offering a pleasant outdoor setting for relaxation or entertaining. To the front, a driveway provides off-road parking for multiple vehicles and leads to a single garage, which offers further potential for conversion into additional living accommodation, subject to the necessary permissions.

Overall, the property presents an excellent opportunity to acquire a well-located home with strong fundamentals and clear potential to create a contemporary family environment tailored to modern lifestyles.



Room Dimensions

Living Room 4.25m x 3.59m (13'11" x 11'10")

Study 3.86m x 2.41m (12'8" x 7'11")

Kitchen 3.35m x 2.77m (11'0" x 9'1")

Dining Room 2.8m x 2.78m (9'2" x 9'1")

Utility Room 2.4m x 2.88m (7'11" x 9'5")

WC 2.44m x 1.02m (8'0" x 3'4")

Shower Room 2.44m x 0.94m (8'0" x 3'1")

Bedroom One 4.26m x 3.6m (14'0" x 11'10")

Bedroom Two 3.62m x 3.47m (11'11" x 11'5")

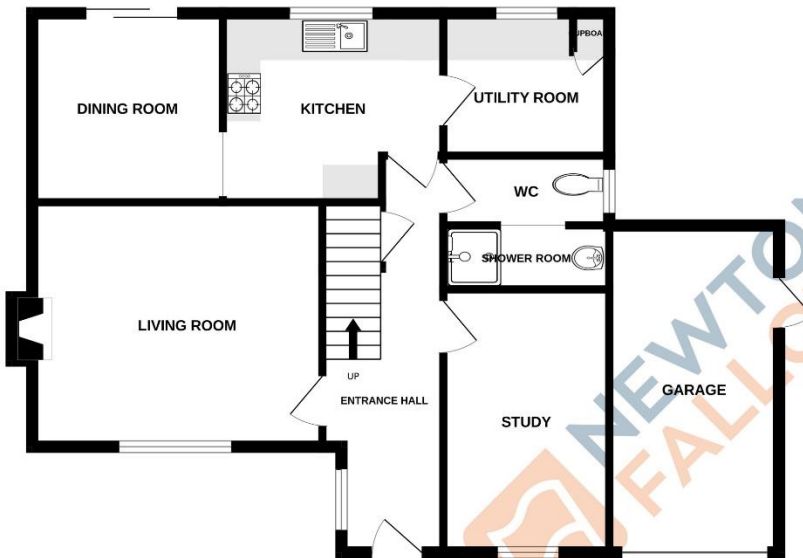
Bedroom Three 3.34m x 2.83m (11'0" x 9'4")

Bedroom Four 2.82m x 2.53m (9'4" x 8'4")

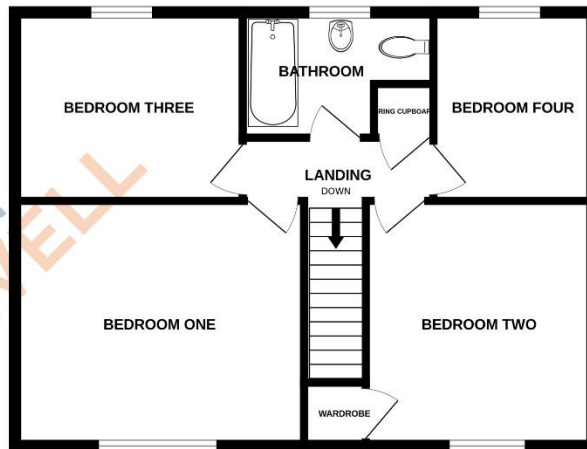
Bathroom 2.8m x 1.84m (9'2" x 6'0")

Garage 5.06m x 2.49m (16'7" x 8'2")

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



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



CAMROSE CLOSE, OAKHAM, LE15 6UW

TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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.