



Pear Tree House Seaton Road, Glaston

In Excess of £485,000

 **NEWTON FALLOWELL**

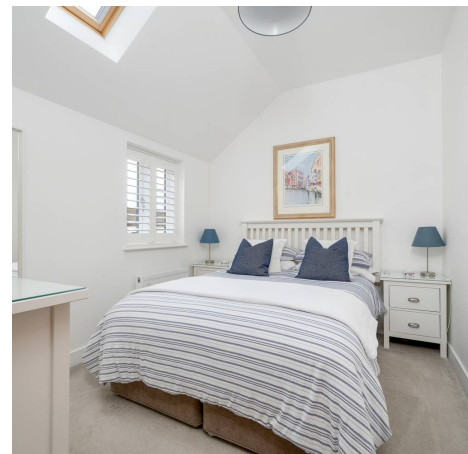
Pear Tree House Seaton Road

Glaston, Oakham

An exceptional opportunity to acquire a modern, luxury three-bedroom link-detached family home, situated in a small, exclusive development of just three homes by a prestigious, award-winning local builder. This exquisite property is set in a charming village, offering stunning views of the open countryside at the front. Built to the highest standards, the home is crafted using local Clipsham stone beneath a slate roof, with underfloor heating throughout the ground floor for added comfort. The property also boasts flush casement windows, fitted plantation shutters, and an energy-efficient air source heating system, all of which can be easily controlled via a mobile app.

Inside, the property combines modern living with traditional charm, featuring stylish interiors that are perfect for contemporary family life. The home offers a spacious layout with high-quality finishes throughout. Externally, the property is complemented by a private block-paved driveway, an open carport with a pitched roof and useful storage to the eaves, and well-maintained planted frontage. The rear garden has been hard landscaped for ease of maintenance with exterior lighting and includes a shed with power and lighting, providing a versatile space for storage or a home workshop.

This is a rare opportunity to purchase a home that offers the best of both worlds – a peaceful village location with modern amenities and a timeless, traditional aesthetic.





Entrance Hall

8' 3" x 3' 10" (2.52m x 1.16m)

Study

10' 10" x 6' 7" (3.30m x 2.00m)

Utility Room

10' 10" x 3' 4" (3.30m x 1.02m)

WC

7' 3" x 3' 4" (2.20m x 1.02m)

Kitchen/Living/Dining Room

27' 6" x 18' 8" (8.39m x 5.70m)

First Floor Landing

7' 7" x 6' 0" (2.32m x 1.82m)

Bedroom One

12' 6" x 12' 0" (3.81m x 3.66m)

Dressing Room

6' 0" x 5' 9" (1.84m x 1.74m)

En-Suite

7' 3" x 5' 11" (2.20m x 1.80m)

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.80m)

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.80m)

Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)

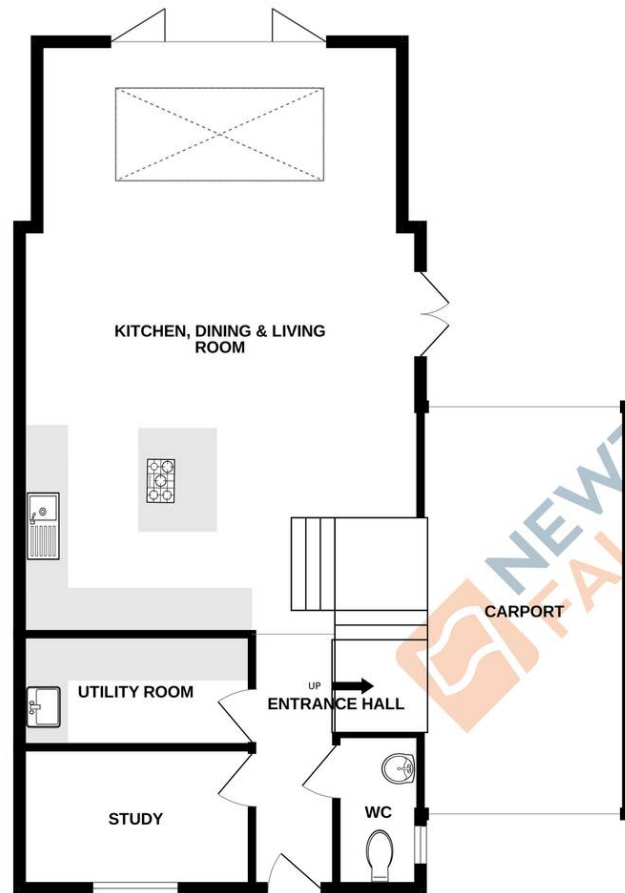
Council Tax band: E

Tenure: Freehold

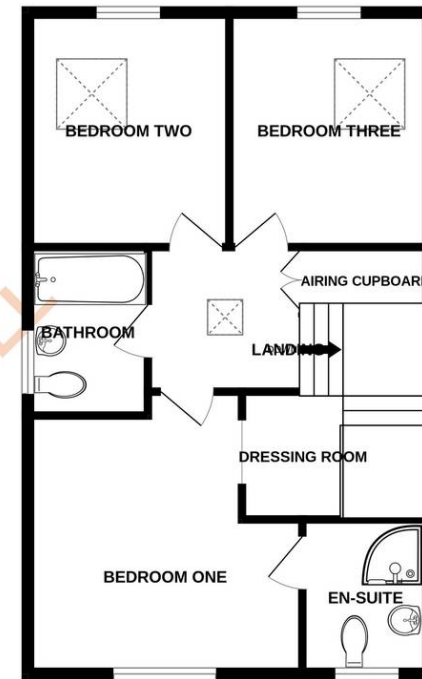
EPC Energy Efficiency Rating: A



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1324sq.ft. (123.0 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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