



17 Limefield, Oakham, LE15 6ND

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Four Bedroom Detached Family Home
- Quiet Cul-De-Sac Setting
- Ideal Solution For Growing Families
- Versatile Extra Reception Room / Snug
- Traditional Open-Plan Kitchen / Diner
- Utility Room & Ground Floor WC
- En-Suite To Master Bedroom
- Private Rear Garden & Driveway Parking
- EPC Rating D

£400,000





Set within a quiet cul-de-sac location in Oakham, this well-proportioned four-bedroom detached home offers versatile and well-balanced accommodation, ideally suited to growing families and a modern family life.

The ground floor hosts a benefit of an extra reception room, ideal for growing families and ideal for a children's playroom or a teenager's snug.

A comfortable living room sits to the front, benefitting from good natural light, whilst to the rear the kitchen/diner forms the central hub of the home, offering a sociable layout with ample space for everyday dining and family interaction. Adjoining this, a useful utility room and ground floor WC enhance the practicality of the layout.

To the first floor, four bedrooms are arranged off a central landing, including a principal bedroom with en-suite shower room. The remaining bedrooms are well-proportioned and served by a family bathroom, with the fourth bedroom offering potential for continued use as a home office if required.

Externally, the property benefits from a generous rear garden enjoying a good degree of privacy and not directly overlooked, providing an excellent space for outdoor dining, recreation and family use. To the front, a driveway offers off-road parking for multiple vehicles, complemented by a lawned frontage and side access leading to the rear.

Overall, the property presents a highly practical family home in a well-regarded residential setting, with flexible

accommodation and strong lifestyle appeal, particularly for those seeking convenience to Oakham town centre and onward commuter links.

Room Dimensions

Living Room 4.11m x 3.47m (13'6" x 11'5")

Kitchen / Diner 5.23m x 2.84m (17'2" x 9'4")

Utility Room 2.84m x 2.52m (9'4" x 8'4")

Pantry 1.94m x 2.52m (6'5" x 8'4")

WC 3.18m x 2.52m (10'5" x 8'4")

Bedroom One 3.62m x 3.06m (11'11" x 10'0")

En-Suite 1.76m x 1.68m (5'10" x 5'6")

Bedroom Two 3.62m x 2.69m (11'11" x 8'10")

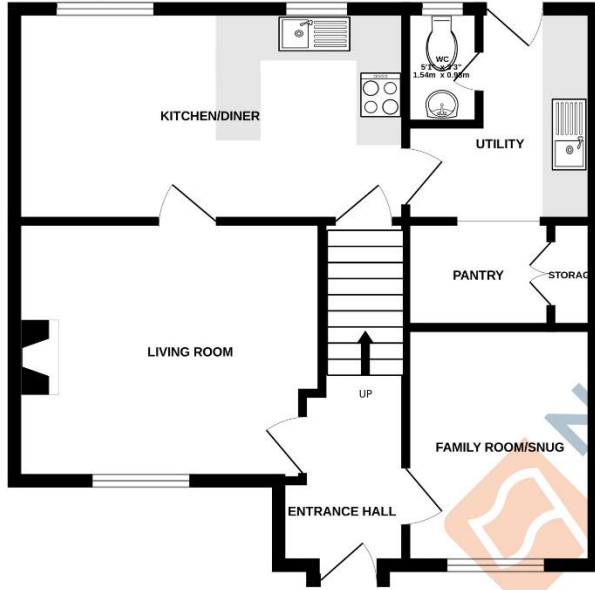
Bedroom Three 2.72m x 2.48m (8'11" x 8'1")

Bedroom Four / Office 2.46m x 1.68m (8'1" x 5'6")

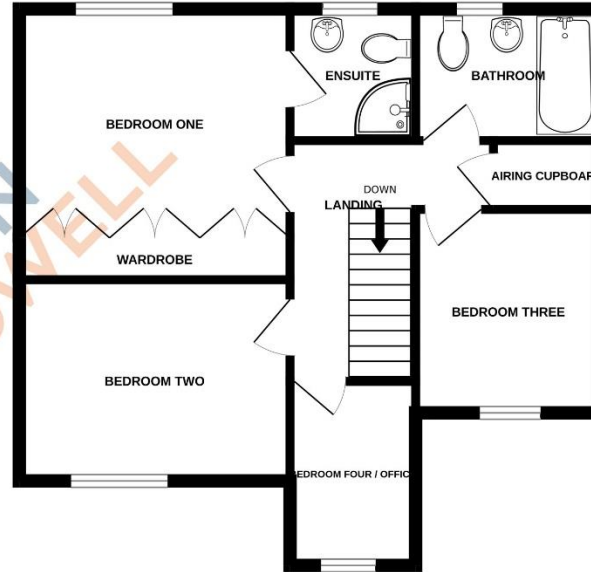
Bathroom 2.48m x 1.76m (8'1" x 5'10")



GROUND FLOOR



1ST FLOOR



LIMEFIELD, OAKHAM, RUTLAND, LE15 6ND

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		78 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: D

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.