



15 Kimball Close, Oakham
£250,000

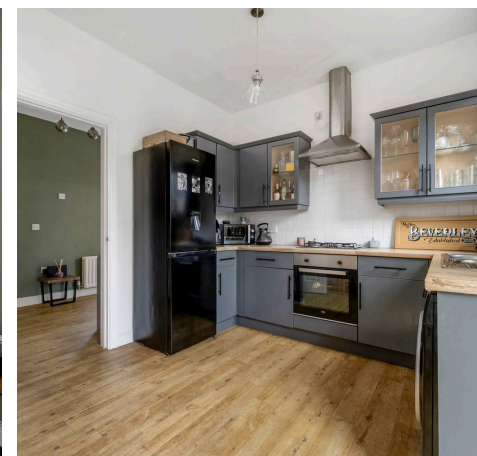
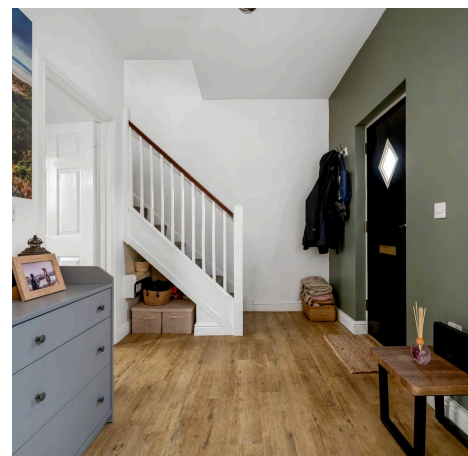
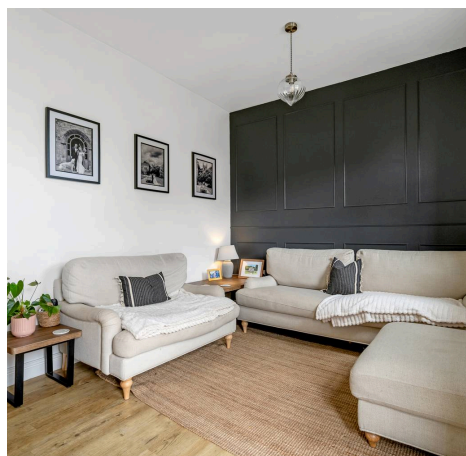
 **NEWTON FALLOWELL**

15 Kimball Close

Oakham, Oakham

Key Features

- Character Three Bedroom Terraced Home
- High Ceilings & Original Features Throughout
- Generous Light Filled Living Spaces
- Ideal Home For First Time Buyers Seeking Something Unique
- Modern Finish Throughout, Excellent Balanced With Timeless Charm
- Large Rear Garden, Perfect For Sociable Occasions & Pets
- 2 Allocated Parking Spaces
- Five Minute Drive From Oakham Town Centre





This beautifully presented three bedroom terraced house offers a rare opportunity to acquire a characterful home that seamlessly blends timeless charm with modern living.

Stepping inside, you are greeted by high ceilings and a wealth of original features, creating an inviting atmosphere filled with natural light. The generous living spaces are thoughtfully designed for both relaxation and entertaining, providing a versatile layout that will suit a variety of lifestyles.

Each room is finished to a high standard, with contemporary décor that complements the property's period details, ensuring a perfect balance between classic and modern style. The spacious kitchen is ideal for home cooks, featuring quality fittings and ample storage, while the adjoining dining area is perfect for small families. Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each benefitting from the property's signature high ceilings and attractive finishes. The modern family bathroom is stylishly appointed, catering to the needs of a busy household.

This home is especially well-suited to first time buyers seeking something unique, with its distinctive character and thoughtful updates throughout. Practical features include two allocated parking spaces, providing convenience and peace of mind for residents and visitors alike, and a downstairs WC.



Situated just a five minute drive from Oakham town centre, the property enjoys easy access to a wide range of amenities, shops, and local schools, making it a highly desirable location for families and professionals. This is a rare opportunity to secure a home that combines style, comfort, and practicality in a sought-after setting. Early viewing is highly recommended to fully appreciate the quality and charm on offer.

Living Room

14' 3" x 12' 1" (4.35m x 3.69m)

Entrance Hall

14' 3" x 7' 2" (4.34m x 2.18m)

Kitchen / Breakfast Room

12' 0" x 9' 10" (3.66m x 2.99m)

Downstairs WC

4' 10" x 3' 2" (1.48m x 0.96m)

Bedroom One

10' 7" x 9' 10" (3.23m x 2.99m)

Bedroom Two

9' 5" x 6' 4" (2.88m x 1.93m)

Bedroom Three

10' 1" x 7' 9" (3.08m x 2.36m)

Bathroom

7' 9" x 7' 3" (2.36m x 2.22m)

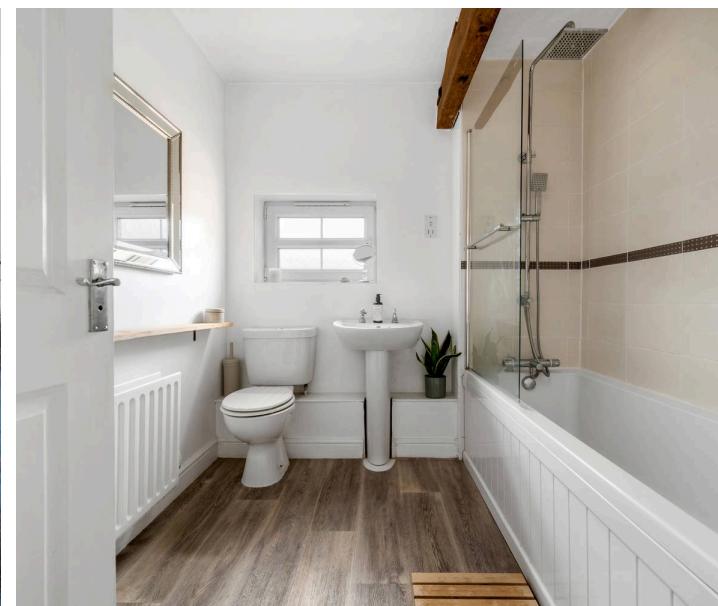
Council Tax band: B

Tenure: Freehold

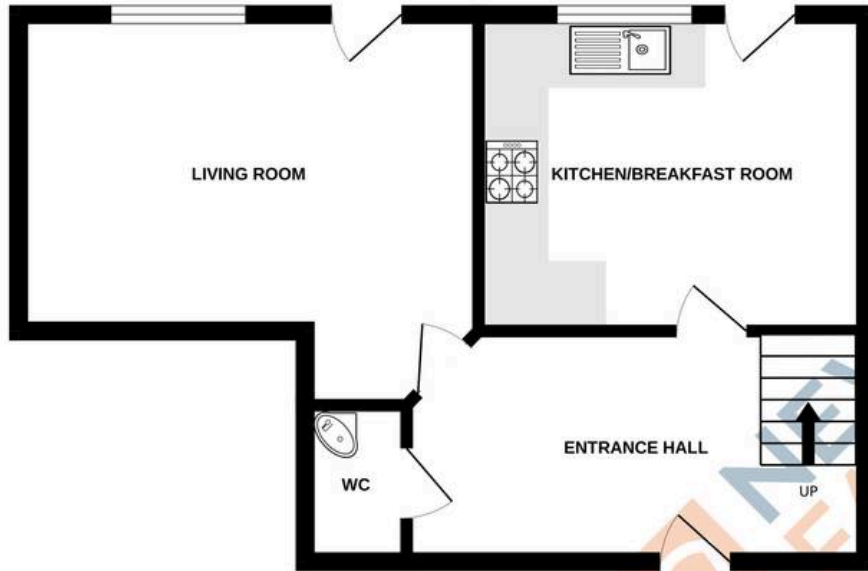
EPC Energy Efficiency Rating: C

Residents Management Company

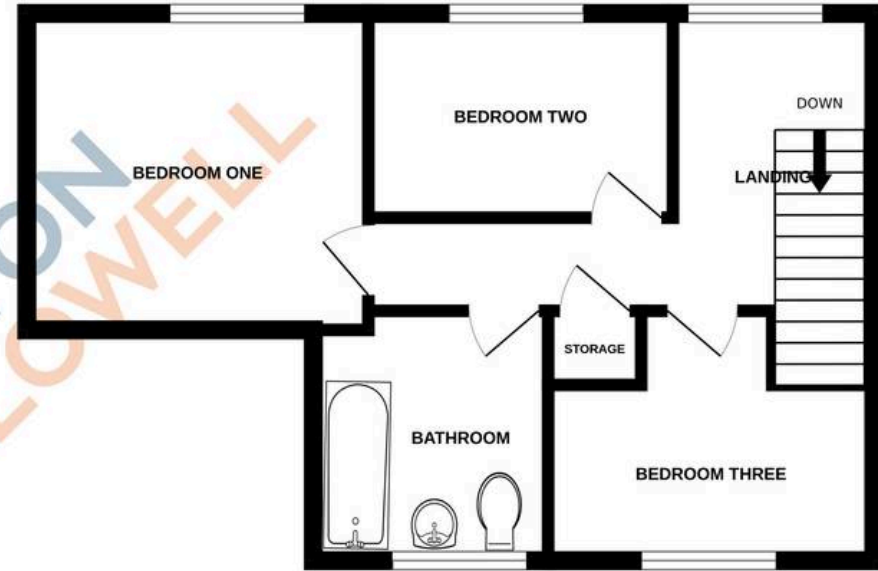
The property is liable to pay an annual charge for the maintenance and management of the Kimball Close estate. We are advised that the current charge is £200 per property to be paid in two 6 monthly instalments.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



KIMBALL CLOSE, ASHWELL LE15 7QP

TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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