



1 Walnut Close, Stretton

In Excess of £475,000

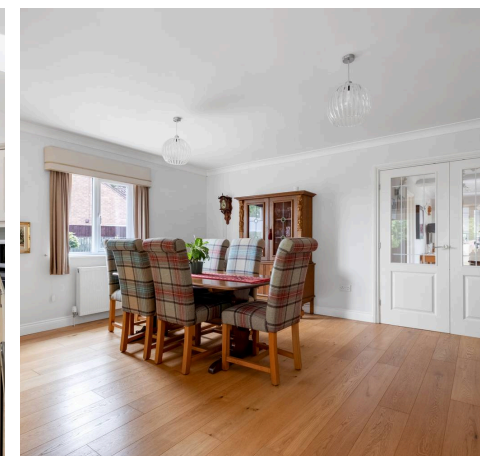
 **NEWTON FALLOWELL**

1 Walnut Close

Stretton, Oakham

Features

- Spacious Bungalow in Excellent Village Location
- High Ceilings, Three Bedrooms, & Stunning Countryside Views
- Modern Kitchen and Two Contemporary Bathrooms
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- High Ceilings, Three Bedrooms, & Stunning Countryside Views
- Modern Kitchen & Two Contemporary Bathrooms
- Expansive Plot With Well Maintained Wrap-Around Garden
- Generous Living Dining Room With Access & Connection To Garden
- A Truly Individual Home With Seamless Flow & Character
- Single Detached Garage & Off Street Parking For Multiple Vehicles
- Ease Of Access To A1, Oakham, Stamford & Beyond





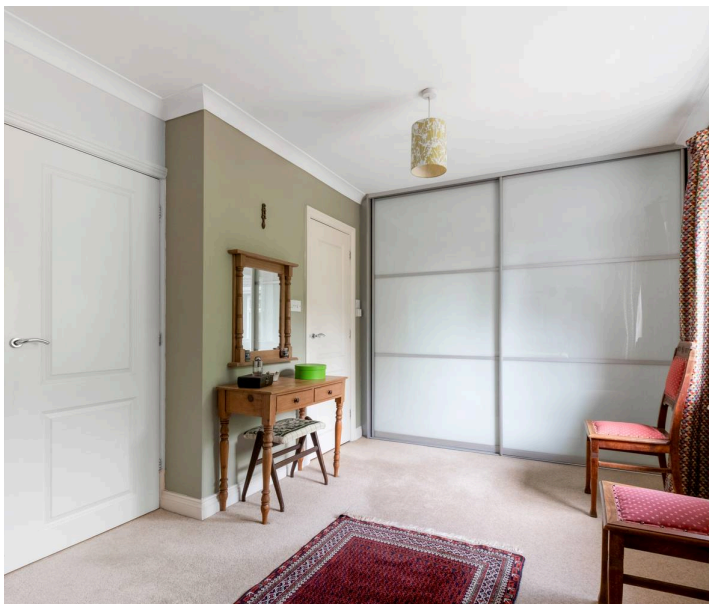
Nestled in a highly sought-after village location, this impressive three-bedroom detached bungalow offers a rare combination of space, style, and serenity. The property welcomes you with a light-filled entrance hall and boasts high, vaulted ceilings throughout.

The generous living dining room is thoughtfully designed to maximise natural light and features direct access to the garden, creating a seamless indoor-outdoor connection. A modern kitchen, equipped with quality appliances and ample storage, caters to both family living and entertaining.

The three well-proportioned bedrooms provide comfortable accommodation, while two contemporary bathrooms (including a stylish en-suite) add further convenience. This individual home is characterised by its effortless flow and unique character, making it ideal for those seeking something special. With stunning countryside views from many rooms, the bungalow offers a tranquil retreat, yet remains within easy reach of the A1, Oakham, Stamford, and surrounding amenities.

The property is set on an expansive plot, offering a beautifully maintained wrap-around garden that provides both privacy and picturesque outdoor space. Mature planting, manicured lawns, and thoughtfully designed borders create a delightful setting for relaxation or entertaining. The garden can be accessed directly from the living dining room, allowing you to enjoy al fresco dining or morning coffee with views of the countryside.

A single detached garage offers secure storage or parking, complemented by a spacious driveway that accommodates several vehicles with ease. The outdoor space is both practical and attractive, with plenty of room for children to play or for keen gardeners to indulge their passion.



Entrance Hall

17' 3" x 6' 6" (5.25m x 1.97m)

Living Room/Dining

28' 2" x 28' 0" (8.59m x 8.53m)

Bedroom One

17' 7" x 9' 9" (5.37m x 2.97m)

Bedroom Two

11' 2" x 8' 7" (3.41m x 2.61m)

Bedroom Three

9' 7" x 7' 10" (2.91m x 2.39m)

Bathroom

8' 7" x 8' 2" (2.61m x 2.49m)

Utility Room

9' 7" x 7' 5" (2.91m x 2.25m)

Kitchen/Breakfast Room

16' 0" x 15' 5" (4.88m x 4.71m)

Single Garage

17' 2" x 8' 3" (5.23m x 2.52m)

Council Tax band: D

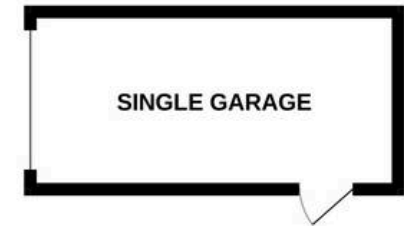
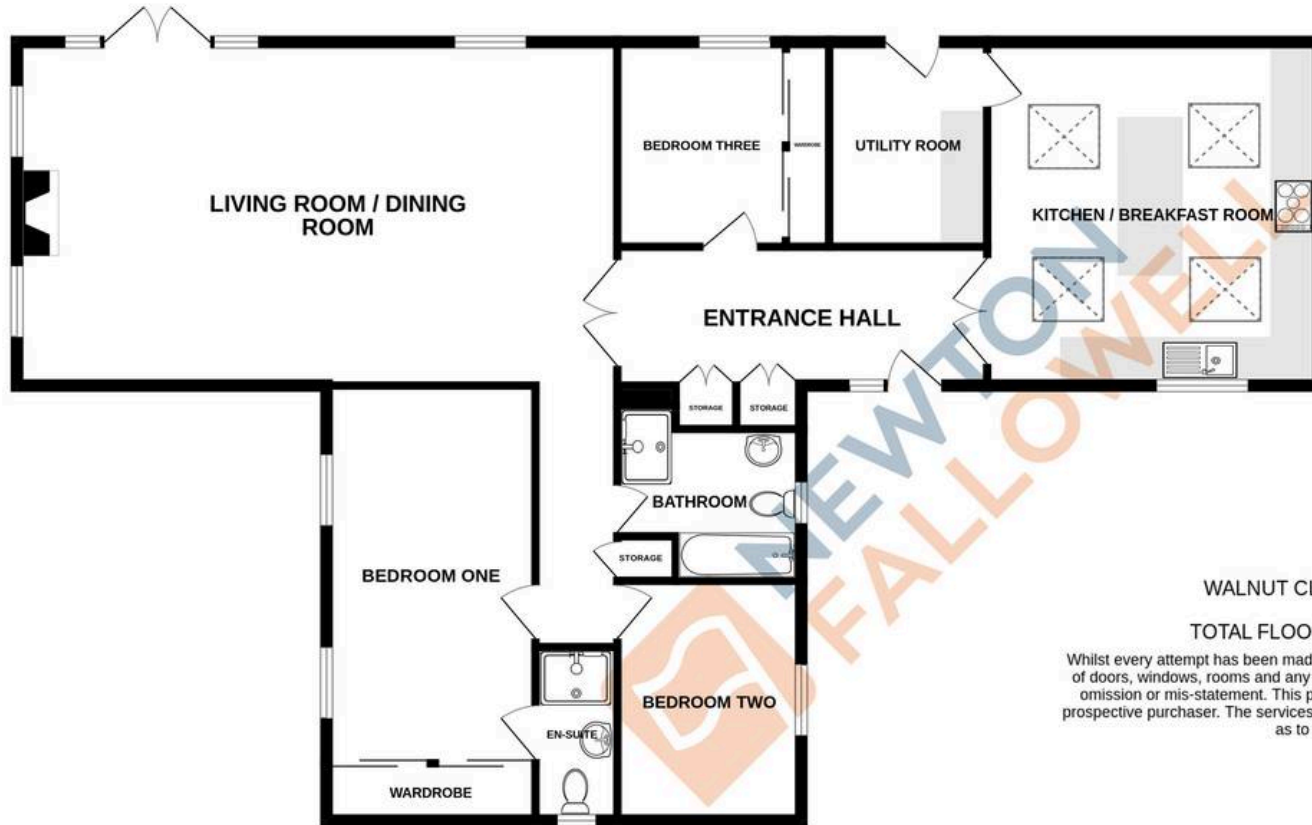
Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.

GARAGE
142 sq.ft. (13.2 sq.m.) approx.



WALNUT CLOSE STRETTON, OAKHAM, LE15 7QQ

TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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

Newton Fallowell, 24 Catmos Street - LE15 6HW

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