



3 Hill Road, Oakham

In Excess of £210,000

 **NEWTON FALLOWELL**

## 3 Hill Road

Oakham, Oakham

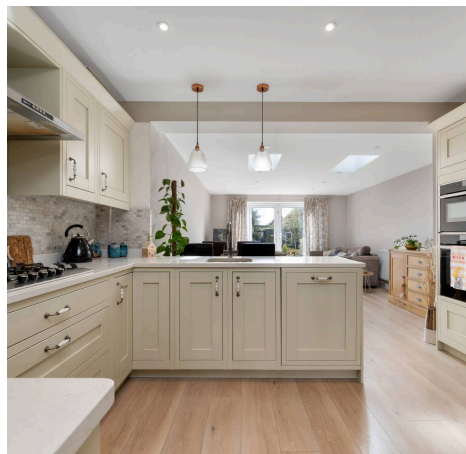
Occupying a convenient and central position within Oakham, this three-bedroom mid-terrace home has been thoughtfully extended to the rear, creating a distinctive and well-balanced family home ideally suited to modern living.

The ground floor is centred around an impressive open-plan kitchen, seamlessly flowing into a bright family / garden room to the rear - forming the principal living and entertaining space. Flooded with natural light via rooflights and glazed doors opening directly onto the garden, this space creates a strong connection between indoor and outdoor living, well-suited to both everyday use and social occasions. The kitchen is fitted with contemporary cabinetry, integrated appliances and a central island, providing a practical and sociable focal point. A separate dining room to the front offers a more formal reception area, clearly defining living and entertaining zones.

To the first floor, three well-proportioned bedrooms are arranged off a central landing, all served by a modern shower room. The bedrooms benefit from good natural light, with pleasant outlooks across the rear garden, alongside useful built-in storage.

Externally, the property enjoys a south-facing rear garden, designed for ease of maintenance and offering a good degree of privacy, with a paved terrace leading onto a lawned area - ideal for outdoor dining and relaxation. To the front, off-road parking for two vehicles is provided, together with side access leading through to the rear garden and useful external storage.

Overall, the property combines a traditional layout with contemporary open-plan living, with the rear extension forming a particularly strong lifestyle feature that enhances both functionality and day-to-day use.





#### Entrance Hallway

3' 11" x 2' 7" (1.19m x 0.80m)

#### Dining Room

13' 3" x 11' 9" (4.05m x 3.59m)

#### Kitchen/Family Room

26' 3" x 12' 11" (8.00m x 3.93m)

#### First Floor Landing

6' 4" x 6' 4" (1.93m x 1.93m)

#### Bedroom One

9' 11" x 9' 2" (3.02m x 2.79m)

#### Bedroom Two

12' 1" x 11' 10" (3.69m x 3.60m)

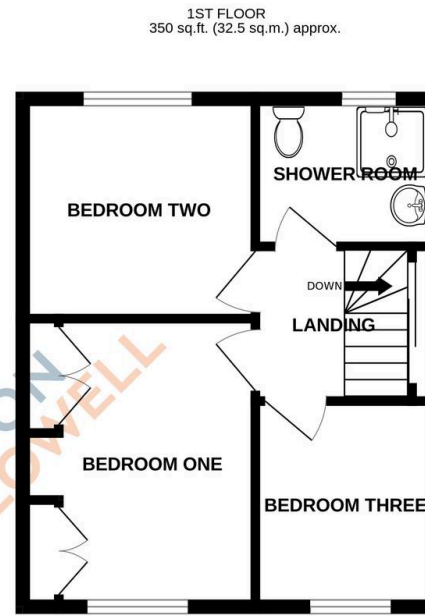
#### Bedroom Three

8' 5" x 8' 0" (2.57m x 2.45m)

#### Shower Room

7' 9" x 5' 11" (2.37m x 1.81m)





HILL ROAD, OAKHAM, LE15 6PA

TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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## Newton Fallowell - Oakham

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