



Normanton Road

Edith Weston, Oakham, LE15 8HD

Price Guide £330,000

Richardson

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Nestled in the charming village of Edith Weston, with glimpse of Rutland Water from the first floor bedroom, this established semi-detached home on Normanton Road offers a wonderful opportunity for both families and investors alike. Set on a generous corner plot, the home boasts FULL PLANNING PERMISSION for a side extension, allowing for an impressive open plan kitchen living/dining room and the remodelling to include an ensuite shower room to the master bedroom. The proposed plan shows a layout of entrance porch, entrance hall, the large open plan kitchen living/dining room, separate living room, cloakroom/shower and utility. To the first floor are three bedrooms with the master bedroom having an ensuite shower room. The property is situated within a 3 minute walk to both the village shop and the south shore of Rutland Water where cycle hire, fishing and café are located.

Planning Permission

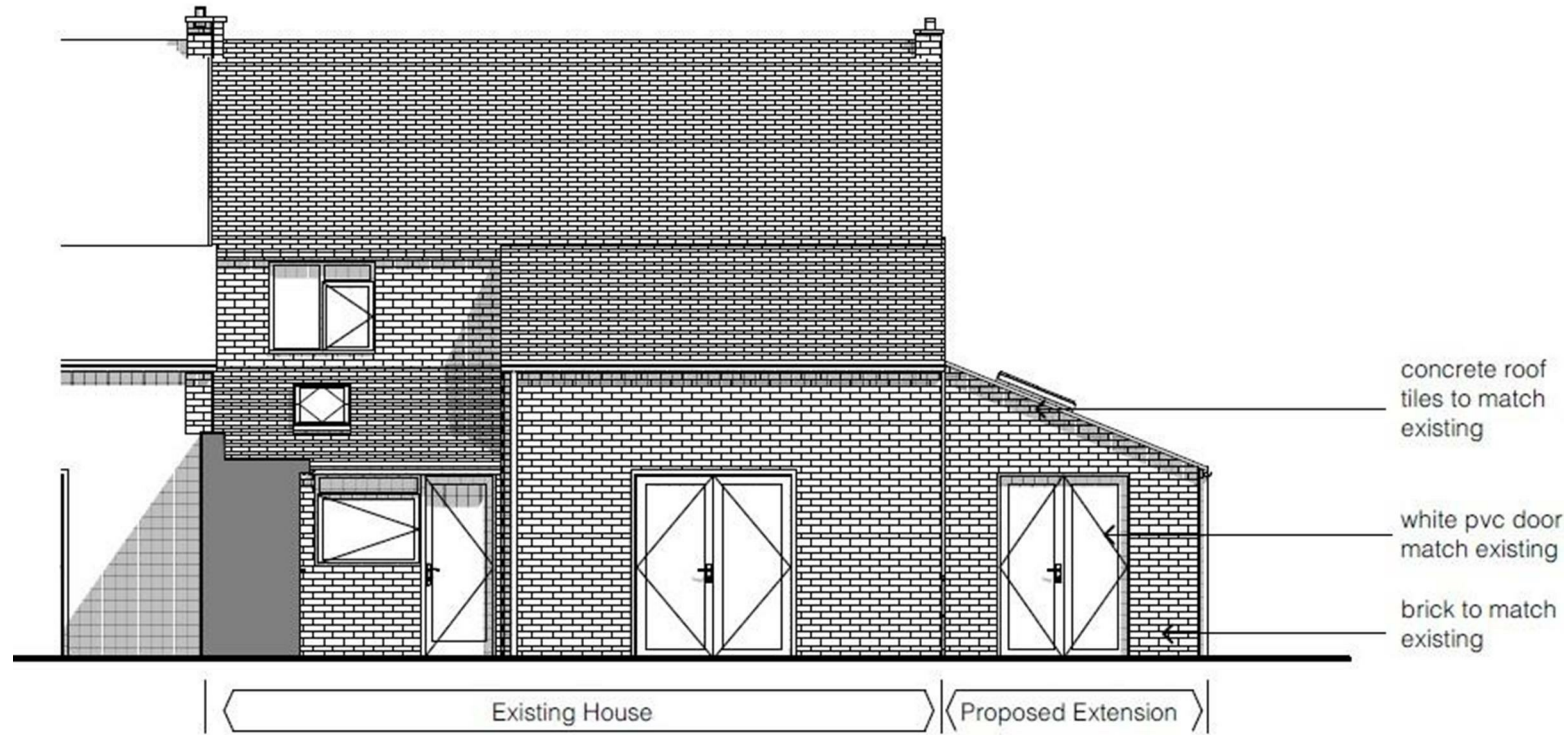
Rutland County Council Granted Full Planning Permission dated 19th March 2026, subject to conditions, for a single storey side extension. Create shower room within part of existing first floor bedroom, under Planning Reference 2026/0071/FUL. Full details along with drawings are available from the Rutland Council planning portal.

Current property accomodation

Entrance porch

Entrance hall

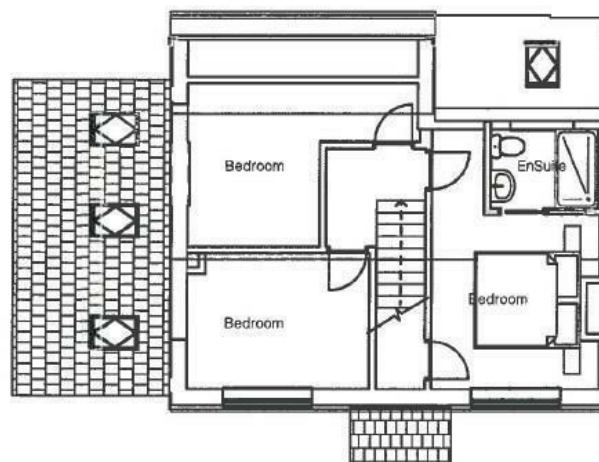
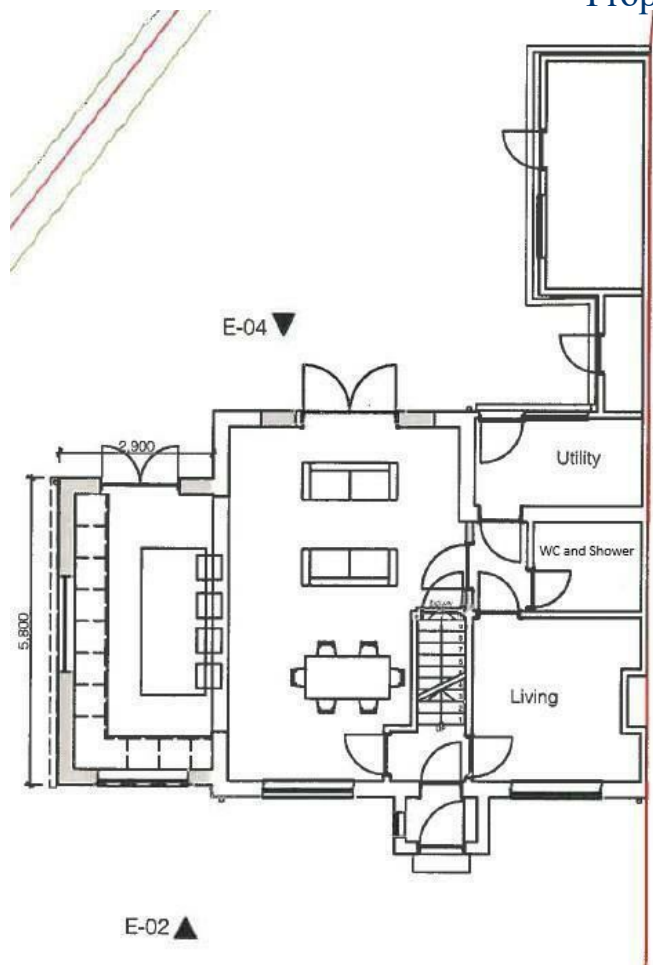
Dining room
9'10" x 10'5" (3m x 3.2m)





- Lounge
16'4" x 11'5" (5m x 3.5m)
- Kitchen
14'3" x 5'6" (4.35m x 1.68m)
- Inner hallway
- Shower room
- Rear lobby/utility
10'7" x 5'6" (3.25m x 1.68m)
- First floor landing
- Bedroom
16'4" x 10'5" (5m x 3.2m)
- Bedroom
11'5" x 7'4" (3.48m x 2.26m)

Proposed Floor Plan



- Bedroom
10'9" x 8'6" (3.3m x 2.6m)

External details
The property stands on a large corner plot with a wrap around garden with useful brick built store and workshop 4.3m x 2m and a short driveway to a sectional detached garage 4.8m x 2m.

Tenure
Freehold and offered with NO CHAIN

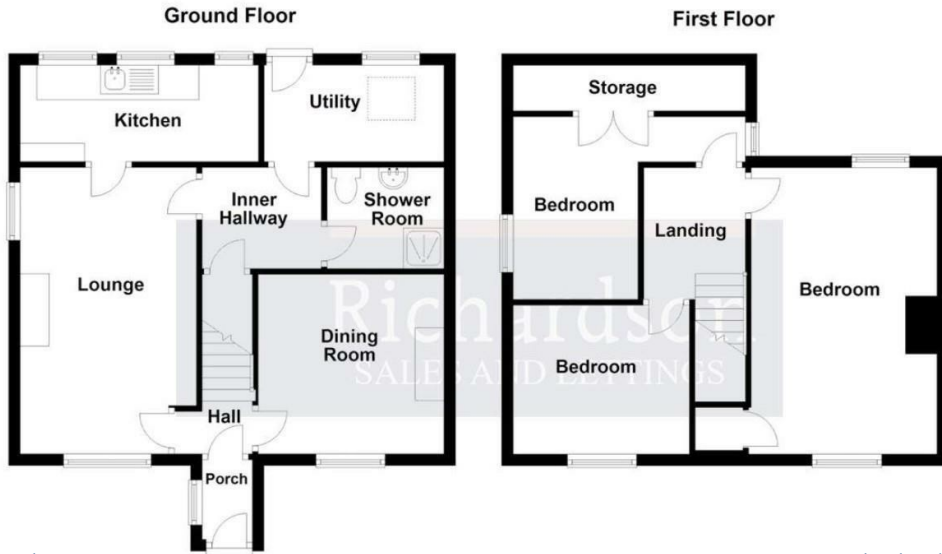
Services
All main services connected

Council Tax
Rutland District Council Tax Band C

Communication
According to Ofcom: Superfast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson post@richardsonsurveyors.co.uk

Current Floor Plan



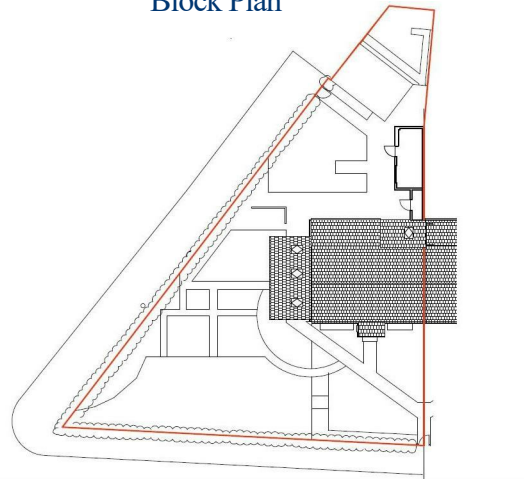
Area Map



Site Plan



Block Plan



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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