



25 Hectors Way, Oakham, LE15 6JZ

 **NEWTON FALLOWELL**

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Key Features

- Detached Four Bedroom Family Home In Popular Oakham Location
- Offered For Sale With NO ONWARD CHAIN
- Excellent Access To Local Schools, Amenities & Transport Links
- Versatile Layout, Ideal For Multi-Generational Living
- Well-Sized Kitchen With Utility Room & Ground Floor WC
- Master Bedroom With En-Suite & Sperate Family Bathroom
- Recently Decorated Providing A Neutral Blank Canvas
- Off-Street Parking, Detached Garage & Private Rear Garden
- EPC Rating C

Guide price £350,000 - £365,000





GUIDE PRICE: £350,000 - £365,000 - Set within a highly regarded residential area of Oakham, this well-presented detached family home offers versatile accommodation, excellent access to local schools and amenities, and is offered to the market with NO ONWARD CHAIN. Hectors Way presents the ideal proposition for families seeking a smooth and straightforward move into their next family home.

The property is entered via a welcoming entrance hall, providing central access into the ground floor living areas. The ground floor accommodation is particularly flexible, comprising multiple reception spaces that lend themselves perfectly to modern family living. A comfortable living room sits alongside a separate dining room, while an additional study provides an ideal space for home working, hobbies, or use as a snug or playroom. The kitchen is well proportioned and complemented by a separate utility room, enhancing day-to-day practicality, alongside a ground floor WC.

To the first floor, the home offers four well-balanced bedrooms, all served by a family bathroom, with an additional en-suites to two bedrooms, ensuring excellent functionality and opportunity for multi-generational living. The layout provides ample space for growing families, guests, or those requiring flexible sleeping arrangements.

The property has been recently decorated throughout, creating a fresh, neutral interior that offers a true blank canvas - allowing incoming buyers to personalise and tailor the home to their own taste without immediate work required.

Externally, the home benefits from off-street parking for two or more vehicles, along with a detached garage providing further storage or secure parking. To the rear, an adequately sized garden, currently laid to lawn and patio, provides further utility for family life - particularly with access granted from the main living room.

The location is particularly appealing, lying within easy reach of Oakham's popular schools, local amenities, and transport links, making it a practical and convenient base for daily life.

A well-balanced detached family home in a sought-after

Oakham location, offering flexibility, space, and immediate move-in potential, with the added benefit of no onward chain.

Room Dimensions:

Entrance Hall 4.53m x 1.83m (14'11" x 6'0")

Dining Room 3.19m x 2.74m (10'6" x 9'0")

Living Room 4.6m x 3.46m (15'1" x 11'5")

Study 2.49m x 2.33m (8'2" x 7'7")

Kitchen 3.6m x 3.26m (11'10" x 10'8")

Utility Room 2.16m x 1.8m (7'1" x 5'11")

WC 2.19m x 0.69m (7'2" x 2'4")

Bedroom One 3.77m x 3.02m (12'5" x 9'11")

En-Suite Shower Room 2.74m x 1.55m (9'0" x 5'1")

Bedroom Two 3.57m x 3.3m (11'8" x 10'10")

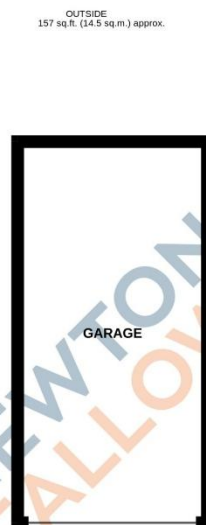
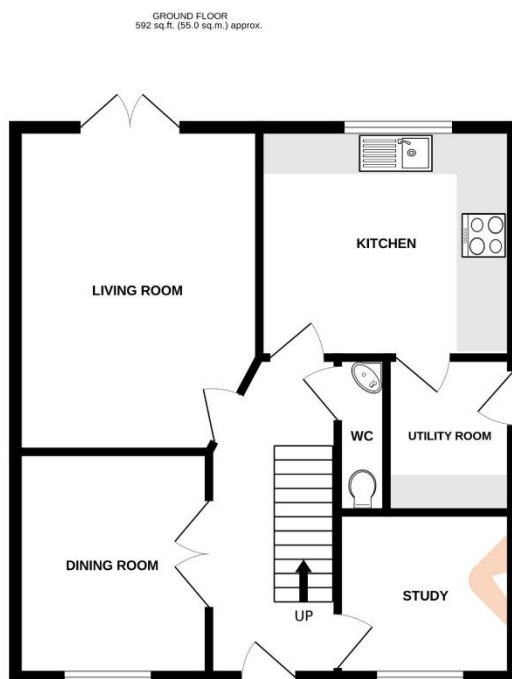
Ensuite Shower Room 2.12m x 1.83m (7'0" x 6'0")

Bedroom Three 3.19m x 2.49m (10'6" x 8'2")

Bedroom Four 2.74m x 2.49m (9'0" x 8'2")

Bathroom 2.22m x 1.66m (7'4" x 5'5")

Garage 5.4m x 2.69m (17'8" x 8'10")



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 C |
| 55-68 | 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.