

7 Finch Avenue, Oakham

In Excess of £280,000

NEWTON FALLOWELL

7 Finch Avenue

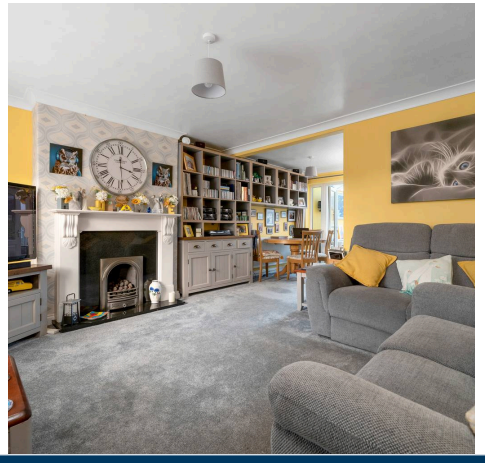
Oakham

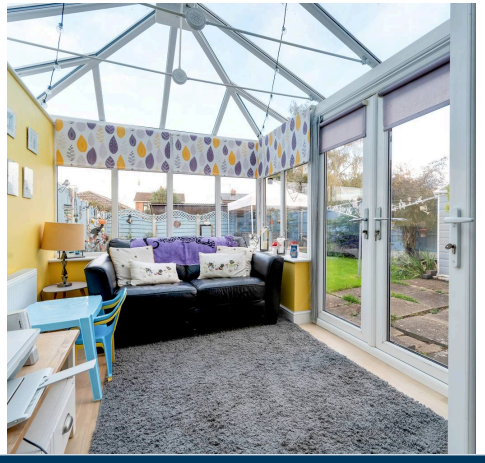
This thoroughly maintained three-bedroom semi-detached home in Oakham offers an appealing combination of open-plan living, practical space and a private garden. Well suited to first-time buyers and small families, the property provides a welcoming setting for everyday life, with a flexible ground floor layout and the added benefit of a partial garage conversion.

The open-plan arrangement creates a sense of connection between the main living areas, making it easy to enjoy time together while allowing space for a variety of activities. A rear conservatory extends the accommodation and provides a pleasant additional room overlooking the garden, ideal for relaxing or enjoying a quieter moment. The converted garage adds further versatility to the home, offering highly useful utility space, helping to keep household tasks organised and the main living areas free for day-to-day enjoyment. Upstairs, the three bedrooms offer accommodation for a small family, with flexibility for those who need an additional room for guests or home working. The property has been carefully maintained throughout, presenting an inviting opportunity for buyers looking for a home they can make their own. Its combination of connected living space, useful additional rooms and a practical layout makes it a property worth viewing.

Outside, the spacious rear garden is a great feature of the home, offering a private setting in which to relax and enjoy time outdoors. Its generous proportions provide room for a range of uses, whether spending time with family, entertaining friends or simply enjoying the garden at a quieter pace. The conservatory provides a connection between the house and the outdoor space, allowing the garden to be appreciated from inside as well as out. To the front, a new driveway provides parking for two cars, adding convenience for residents and visitors alike.



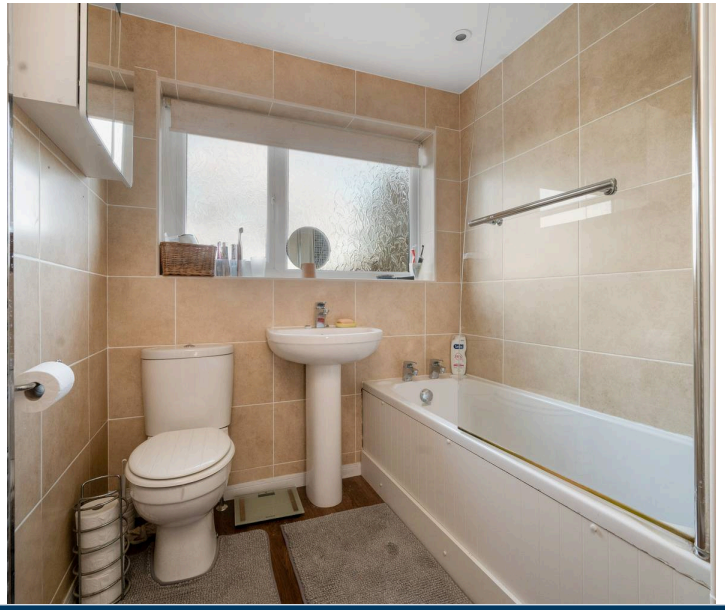












Living Room
14' 2" x 12' 9" (4.31m x 3.88m)

Dining Area
7' 11" x 7' 5" (2.41m x 2.25m)

Conservatory
10' 10" x 7' 5" (3.29m x 2.26m)

Kitchen
9' 6" x 7' 9" (2.89m x 2.37m)

Utility Room
9' 2" x 8' 0" (2.80m x 2.45m)

Workshop
10' 11" x 8' 0" (3.33m x 2.44m)

Bedroom One
10' 8" x 10' 2" (3.25m x 3.11m)

Bedroom Two
10' 6" x 7' 4" (3.20m x 2.23m)

Bedroom Three
7' 4" x 6' 8" (2.23m x 2.02m)

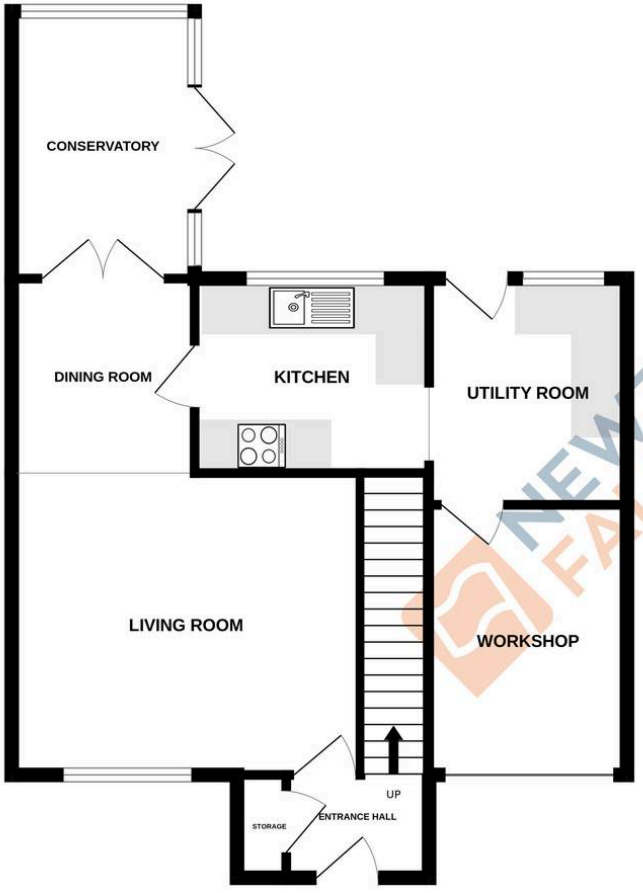
Bathroom
7' 9" x 6' 3" (2.37m x 1.91m)

Council Tax band: C

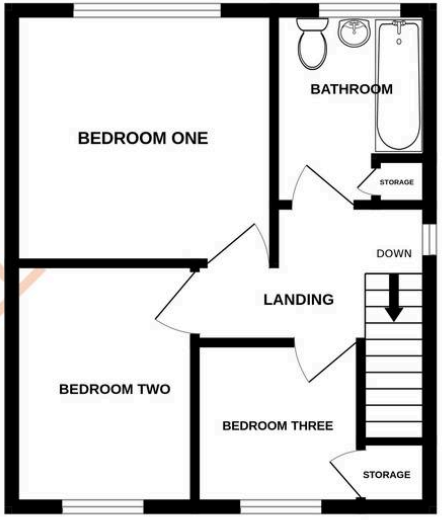
Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



FINCH AVENUE, OAKHAM, LE15 6NB

TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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