

5 Hanbury Close, Oakham

£450,000

NEWTON FALLOWELL

5 Hanbury Close

Oakham

Features

- Extended Four Bedroom Detached Family Home
- Great Oakham Location Within Walking Distance of Town Centre
- Private Cul-De-Sac Location With Generous Off Street Parking
- Generous Living Accommodation With Multiple Reception Rooms
- Scope For Future Expansion & Modernisation
- Ensuite To Master Bedroom With Additional Family Bathroom
- Mature Rear Garden With Countryside Views
- Integral Double Garage With Scope For Conversion

Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: D

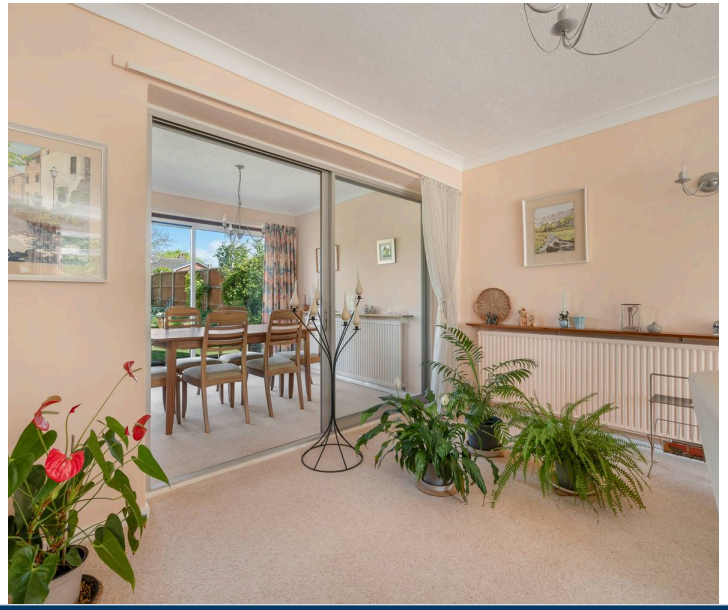














Situated in a highly sought-after private cul-de-sac within walking distance of Oakham town centre, this extended four-bedroom detached family home offers versatile accommodation, full of potential and ideal for growing families.

The property features a spacious entrance hall leading to multiple reception rooms, including a generous living room and a separate dining room, providing ample space for entertaining and relaxation. The well-proportioned kitchen offers plenty of worktop space, with scope for further expansion or modernisation to suit your personal taste. Upstairs, the master bedroom benefits from an en-suite shower room, while three further bedrooms are served by a well-appointed family bathroom.

The property also boasts an integral double garage, which presents an excellent opportunity for conversion into additional living space, a home office, or a gym, subject to the necessary consents. With generous off-street parking to the front, this home combines practical features with attractive potential for future development.

To the rear, the property enjoys a mature and private garden that backs onto open countryside, offering delightful views and a tranquil setting for outdoor living. The garden is mainly laid to lawn with established borders, providing a safe and secure environment for children and pets to play. A paved patio area adjacent to the house is perfect for alfresco dining, entertaining guests, or simply relaxing in the peaceful surroundings.

The front of the property features a wide driveway with ample space for multiple vehicles, as well as access to the integral double garage. This outside space offers excellent scope for further landscaping or the addition of garden structures, making it an ideal canvas for keen gardeners or those wishing to create their own outdoor retreat.

Living Room
22' 9" x 12' 4" (6.93m x 3.75m)

Dining Room
12' 0" x 8' 2" (3.66m x 2.49m)

Kitchen
14' 11" x 9' 7" (4.54m x 2.93m)

Family Room
16' 9" x 8' 0" (5.10m x 2.45m)

Ground Floor WC
6' 6" x 2' 8" (1.99m x 0.81m)

Bedroom One
22' 1" x 11' 10" (6.73m x 3.60m)

Bedroom Two
12' 4" x 9' 6" (3.75m x 2.89m)

Bedroom Three
9' 10" x 7' 10" (3.00m x 2.40m)

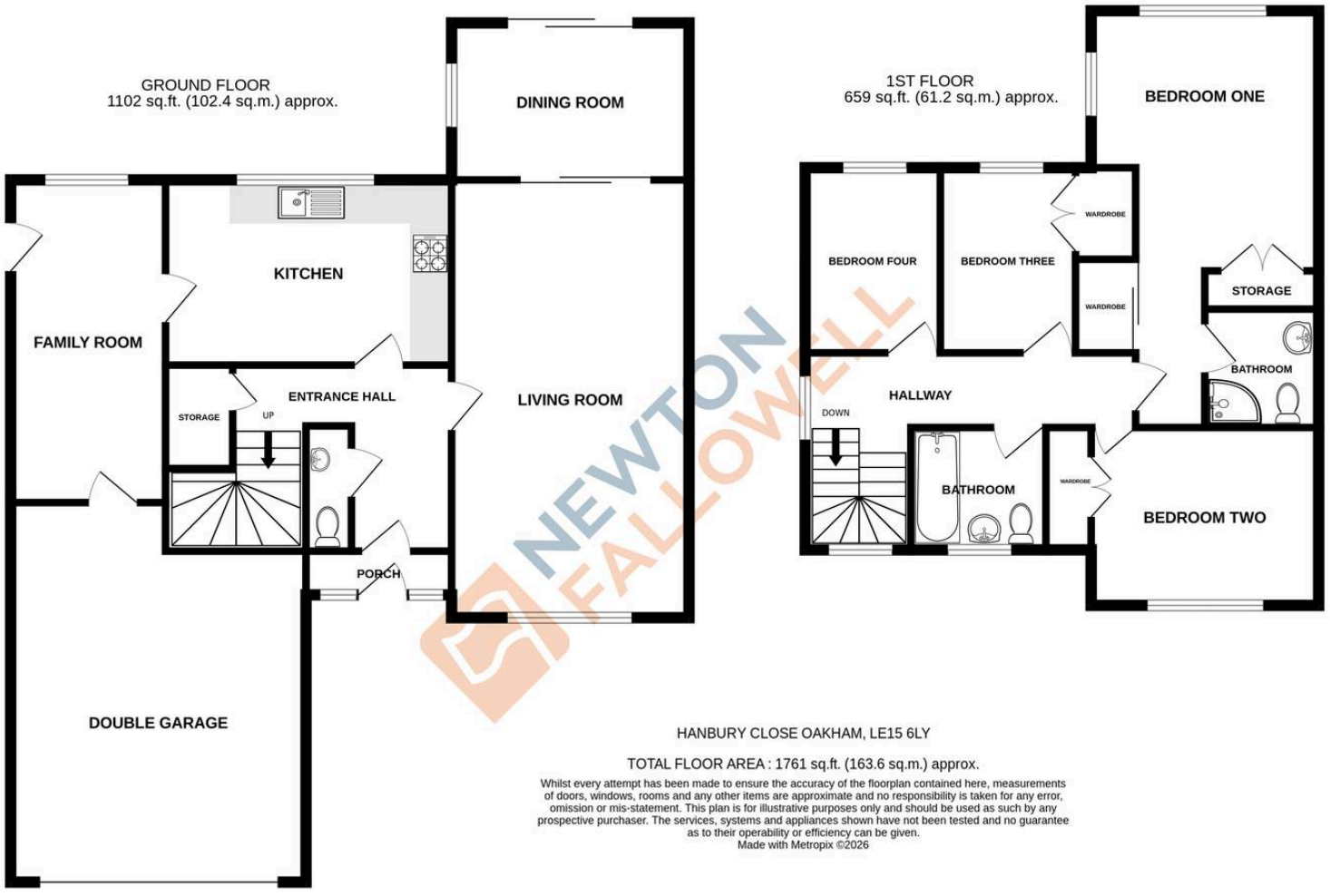
Bedroom Four
9' 10" x 7' 10" (3.00m x 2.40m)

Bathroom
7' 0" x 6' 5" (2.13m x 1.96m)









HANBURY CLOSE OAKHAM, LE15 6LY

TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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