



9 Cold Overton Road, Oakham, LE15 6NT

 **NEWTON FALLOWELL**



Key Features

- Two Bedroom Detached Home In Central Oakham
- Scope For Modernisation & Personalisation
- Potential To Create Third Bedroom (STPP)
- Generous Living / Dining Room
- Offered with NO ONWARD CHAIN
- Front & Enclosed Rear Gardens
- Driveway Parking & Detached Garage
- Convenient Town Centre & Amenities Access
- EPC Rating D
- Freehold

£239,950





Positioned within a highly convenient central Oakham setting, this two-bedroom detached home offers well-balanced accommodation with clear scope for modernisation and further enhancement. Occupying a mature plot with both front and rear gardens, the property presents an excellent opportunity for buyers seeking to personalise and add value over time.

The accommodation is introduced via a useful entrance hall, leading through to a ground floor living areas. The principal reception space is a generous living / dining room, extending across the depth of the property and providing a naturally light and versatile environment for both everyday living and entertaining. The kitchen sits to the rear, complemented by a separate pantry and direct access to the garden, offering practical potential for reconfiguration or extension, subject to the necessary consents. A ground floor WC completes the layout.

To the first floor, there are two well-proportioned double bedrooms, both benefitting from built-in storage. The family bathroom is centrally positioned and serves both rooms. The existing layout, together with the overall proportions of the property, suggests potential to create a third bedroom, subject to further professional advice and the appropriate permissions.

Externally, the property enjoys a frontage set back from the road with a lawned garden and driveway providing off-road parking, leading to a detached garage. To the rear, a private garden offers a combination of paved and planted areas, with a useful range of outbuildings, presenting further scope for improvement or landscaping.

The property is well placed for immediate access to Oakham's town centre amenities, schooling and transport links, reinforcing its appeal as both a comfortable home and a longer-term project opportunity.

Room Measurements

Entrance Hall 2.74m x 1.84m (9'0" x 6'0")

Downstairs WC 1.51m x 0.78m (5'0" x 2'7")

Living Room 3.71m x 3.53m (12'2" x 11'7")

Dining Room 3.09m x 2.77m (10'1" x 9'1")

Kitchen 3.41m x 3.32m (11'2" x 10'11")

Pantry 2.06m x 1.12m (6'10" x 3'8")

Rear Hall 1.83m x 1.05m (6'0" x 3'5")

Store 1.92m x 0.98m (6'4" x 3'2")

First Floor Landing 2.73m x 2.23m (9'0" x 7'4")

Bedroom One 4.79m x 3.04m (15'8" x 10'0")

Bedroom Two 3.78m x 2.75m (12'5" x 9'0")

Bathroom 2.13m x 1.67m (7'0" x 5'6")

Garage 4.7m x 2.95m (15'5" x 9'8")

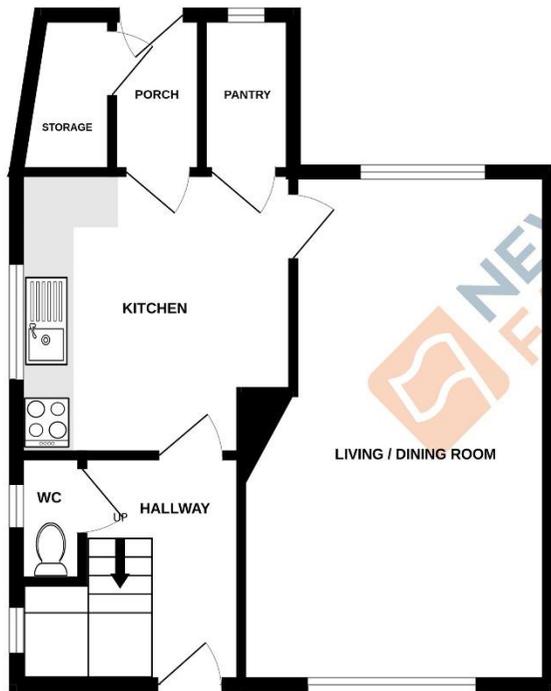
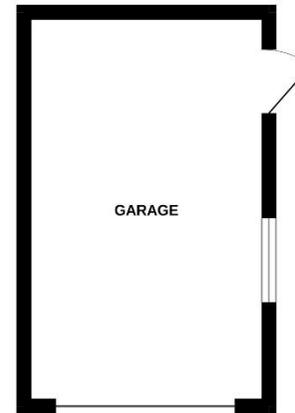
COLD OVERTON ROAD, OAKHAM, LE15 6NT

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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GARAGE
149 sq.ft. (13.9 sq.m.) approx.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: C

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.