



3 Hill Road, Oakham, LE15 6PA

 **NEWTON FALLOWELL**



Key Features

- Extended Three Bedroom Mid-Terrace Home
- Impressive Open-Plan Kitchen & Family Room
- South Facing Garden & Entertaining Space
- Contemporary Kitchen With Integrated Appliances
- Versatile Spaces Including Separate Dining Room
- First Floor Shower Room & Ground Floor WC
- Convenient Central Oakham Location
- Off-Road Parking & Side Access
- Freehold

Offers in excess of £210,000





Occupying a convenient and central position within Oakham, this three-bedroom mid-terrace home has been thoughtfully extended to the rear, creating a distinctive and well-balanced family home ideally suited to modern living.

The ground floor is centred around an impressive open-plan kitchen, seamlessly flowing into a bright family / garden room to the rear - forming the principal living and entertaining space. Flooded with natural light via rooflights and glazed doors opening directly onto the garden, this space creates a strong connection between indoor and outdoor living, well-suited to both everyday use and social occasions. The kitchen is fitted with contemporary cabinetry, integrated appliances and a central island, providing a practical and sociable focal point. A separate dining room to the front offers a more formal reception area, clearly defining living and entertaining zones.

To the first floor, three well-proportioned bedrooms are arranged off a central landing, all served by a modern shower room. The bedrooms benefit from good natural light, with pleasant outlooks across the rear garden, alongside useful built-in storage.

Externally, the property enjoys a south-facing rear garden, designed for ease of maintenance and offering a good degree of privacy, with a paved terrace leading onto a lawned area - ideal for outdoor dining and relaxation. To the front, off-road parking for two vehicles is provided, together with side access leading through to the rear garden and useful external storage.

Overall, the property combines a traditional layout with contemporary open-plan living, with the rear extension forming a particularly strong lifestyle feature that enhances both functionality and day-to-day use.

[Room Measurements](#)





Entrance Hallway 1.19m x 0.8m (3'11" x 2'7")

Dining Room 4.05m x 3.59m (13'4" x 11'10")

Kitchen/Family Room 8m x 3.93m (26'2" x 12'11")

First Floor Landing 1.93m x 1.93m (6'4" x 6'4")

Bedroom One 3.02m x 2.79m (9'11" x 9'2")

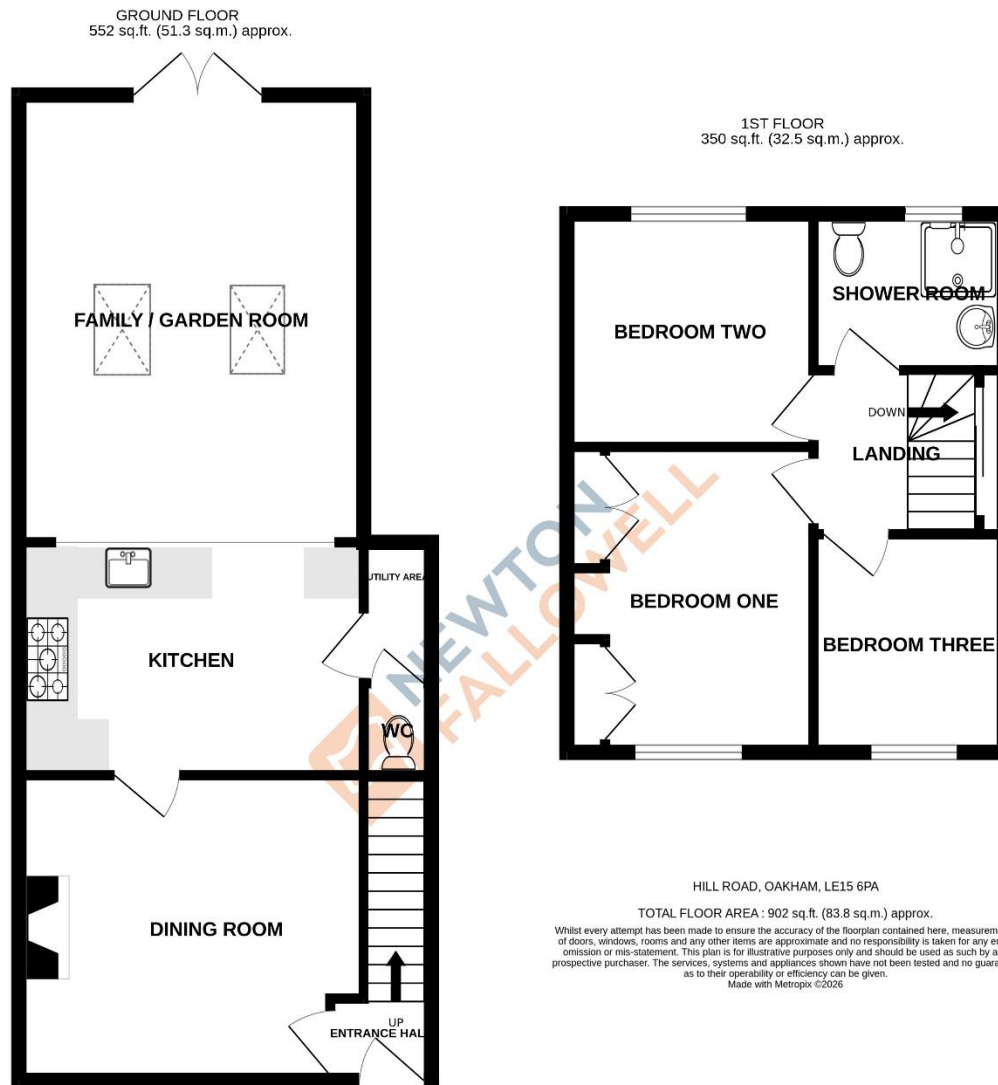
Bedroom Two 3.69m x 3.6m (12'1" x 11'10")

Bedroom Three 2.57m x 2.45m (8'5" x 8'0")

Shower Room 2.37m x 1.81m (7'10" x 5'11")







COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

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.