



21 Balmoral Road, Oakham  
£350,000

 **NEWTON FALLOWELL**

## 21 Balmoral Road

### Oakham

This three bedroom detached house is offered to the market with no onward chain and represents an excellent opportunity for buyers seeking a family home in a popular residential location.

The property features a spacious and flexible layout, with versatile bedroom accommodation that can be adapted to suit individual requirements. The ground floor comprises a welcoming entrance hallway, a generous living and dining area, a kitchen with ample storage, and a practical downstairs shower room.

Upstairs, three well-proportioned bedrooms are served by a family bathroom. The interior offers scope for modernisation and personalisation, allowing new owners to update the property to their own tastes and needs. An integrated single garage provides further flexibility, with potential for conversion to additional living space (subject to planning permission). This home is ideally suited to growing families who value both space and the opportunity to create a personalised long-term family home.

The property is set back from the road, benefiting from a front driveway that offers parking for multiple vehicles. To the rear, the enclosed garden provides a private and secure space for children to play or for entertaining guests. The garden is mainly laid to lawn, with mature borders and a paved patio area that is perfect for outdoor dining or relaxation during the warmer months.

The outside space offers plenty of potential for landscaping and gardening enthusiasts, as well as scope for further development (subject to the necessary consents), such as the addition of a garden room or extension.



**Porch**

7' 9" x 2' 11" (2.35m x 0.89m)

**Hallway**

10' 2" x 6' 3" (3.11m x 1.90m)

**Living Room**

14' 1" x 12' 5" (4.30m x 3.78m)

**Dining Room**

11' 1" x 8' 11" (3.39m x 2.71m)

**Kitchen**

11' 1" x 9' 9" (3.39m x 2.97m)

**Shower Room**

7' 11" x 6' 0" (2.41m x 1.82m)

**Garage**

14' 10" x 7' 11" (4.51m x 2.41m)

**First Floor Landing**

9' 11" x 8' 8" (3.03m x 2.64m)

**Bedroom One**

12' 8" x 12' 7" (3.86m x 3.84m)

**Bedroom Two**

10' 8" x 10' 0" (3.26m x 3.05m)

**Bedroom Three**

8' 6" x 7' 9" (2.60m x 2.35m)

**Bathroom**

6' 0" x 5' 7" (1.84m x 1.69m)

**WC**

5' 7" x 2' 7" (1.69m x 0.80m)

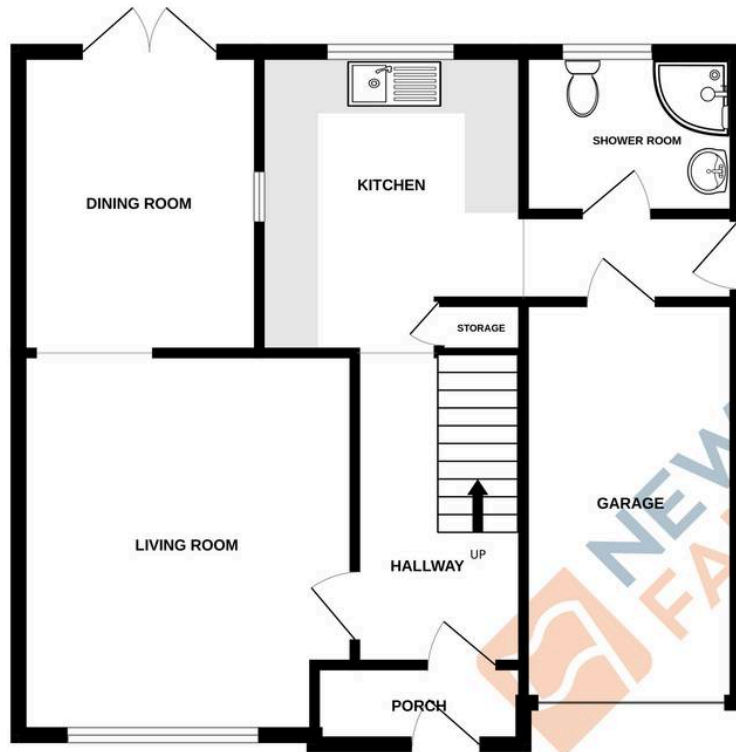
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



BALMORAL ROAD, OAKHAM, LE15 6RT

TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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