

20 Thicket Close, Oakham

£31,500

NEWTON FALLOWELL

20 Thicket Close

Oakham

This immaculately presented three-bedroom semi-detached house offers an exceptional 10% SHARED OWNERSHIP OPPORTUNITY, ideal for first-time buyers seeking modern comfort and convenience.

The thoughtfully designed ground floor boasts an inviting open-plan layout, seamlessly connecting the living, dining, and kitchen areas to create a versatile space that is perfect for both relaxing and entertaining.

Stylish contemporary fittings and an abundance of natural light enhance the welcoming atmosphere throughout. The property features two spacious double bedrooms and a third single bedroom, which also works perfectly as a home office or study. A sleek downstairs WC adds further practicality, while every room is finished to a high standard, ensuring you can move straight in and enjoy your new home from day one.

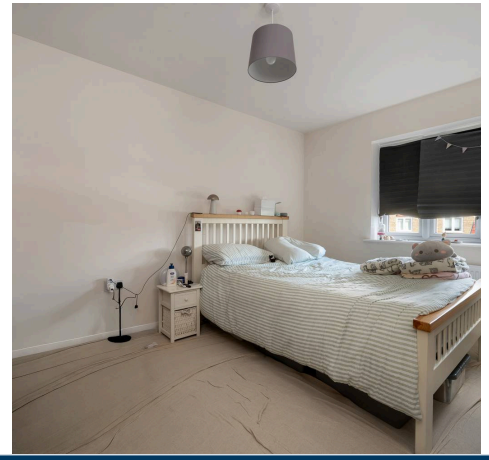
Step outside to discover a private rear garden, offering the perfect setting for outdoor dining, children's play, or simply unwinding in a peaceful environment. The garden benefits from convenient side access, making it easy to store bikes or gardening equipment. To the front of the property, off-street parking is available for multiple vehicles, complete with an electric vehicle charging point for added convenience.

The combination of well-maintained outdoor spaces and practical features ensures this home caters to a wide range of lifestyle needs, making it a truly appealing choice for those looking to take their first step onto the property ladder.



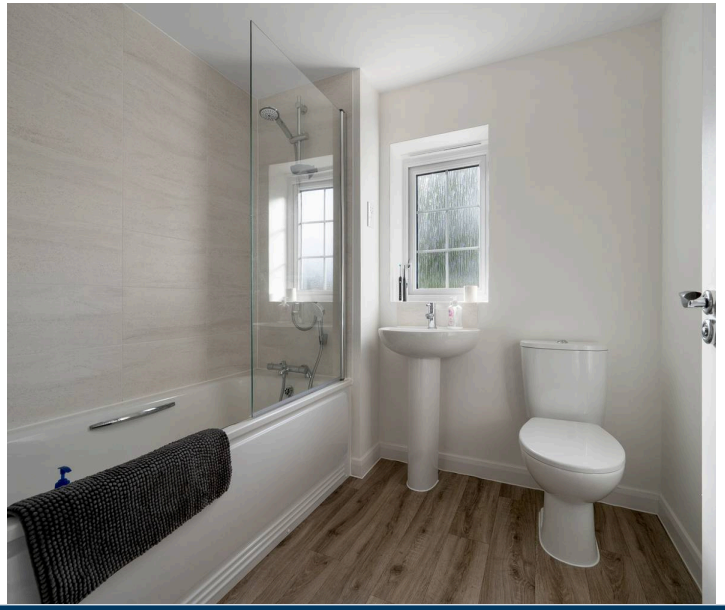












Entrance Hall
5' 10" x 4' 1" (1.77m x 1.25m)

Downstairs WC
5' 11" x 4' 9" (1.80m x 1.45m)

Utility Room
5' 3" x 4' 9" (1.61m x 1.45m)

Living Room
15' 4" x 11' 2" (4.67m x 3.41m)

Kitchen
12' 4" x 11' 2" (3.77m x 3.41m)

First Floor Landing
8' 4" x 7' 10" (2.53m x 2.39m)

Bedroom One
12' 10" x 9' 10" (3.90m x 3.00m)

Bedroom Two
13' 6" x 9' 0" (4.11m x 2.74m)

Bedroom Three
7' 10" x 7' 7" (2.39m x 2.31m)

Bathroom
7' 1" x 6' 6" (2.16m x 1.99m)

Shared Ownership Information
A 990 year lease was granted in 2025. The seller currently owns a 10% share of the property and pays rent of £690.94 monthly on the remaining 90% share and a service charge of £51.05.

Council Tax band: C

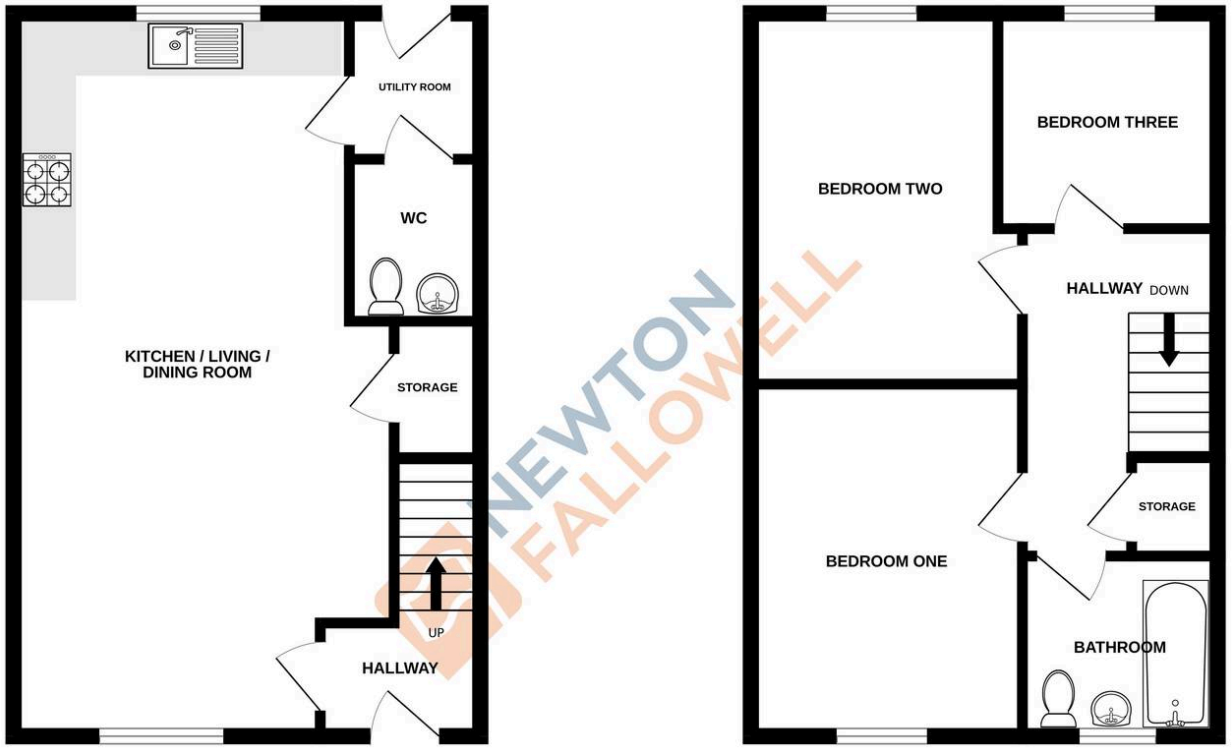
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

FIRST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



THICKET CLOSE, OAKHAM, LE15 6GX

TOTAL FLOOR AREA : 892 sq.ft. (82.8 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

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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