



14 Normanton Drive, Oakham
£325,000

 **NEWTON FALLOWELL**

14 Normanton Drive

Oakham, Oakham

Nestled within a highly sought after cul-de-sac community, this attractive three bedroom semi-detached house presents an ideal opportunity for first time buyers and young professionals alike.

The property offers versatile accommodation, including a spacious living room, a generous kitchen/breakfast room with ample storage, and a bright conservatory (garden room) that provides an excellent additional reception space for entertaining or relaxing.

Upstairs, three well-proportioned bedrooms offer comfortable living quarters, with the flexibility to create a dedicated home office or guest room if required. The property is offered to the market with no onward chain - ideally placed for a straightforward purchase. Further benefits include gas central heating, double glazing throughout, and off-street parking for two vehicles (a rare advantage within this popular development).

The manageable rear garden is perfect for those seeking a private outdoor retreat without the burden of extensive upkeep. The garden is mainly laid to lawn, with a paved patio area ideal for al fresco dining or enjoying a morning coffee. Side access enhances convenience, allowing for easy movement between the front and rear of the property (particularly useful for bicycles or gardening equipment). The front garden adds a welcoming touch, while the quiet cul-de-sac location ensures a peaceful setting with minimal traffic. This home is perfectly positioned to take advantage of local amenities, reputable schools, and excellent transport links, making it a superb choice for those seeking both comfort and convenience in a vibrant community.





Living Room

15' 11" x 10' 2" (4.86m x 3.09m)

Kitchen / Breakfast Room

13' 8" x 9' 1" (4.17m x 2.77m)

Conservatory

11' 6" x 11' 5" (3.50m x 3.47m)

Entrance Hall

8' 7" x 4' 0" (2.62m x 1.22m)

Bedroom One

11' 11" x 9' 4" (3.63m x 2.85m)

Bedroom Two

10' 2" x 6' 4" (3.10m x 1.93m)

Bedroom Three

7' 4" x 7' 1" (2.24m x 2.16m)

Bathroom

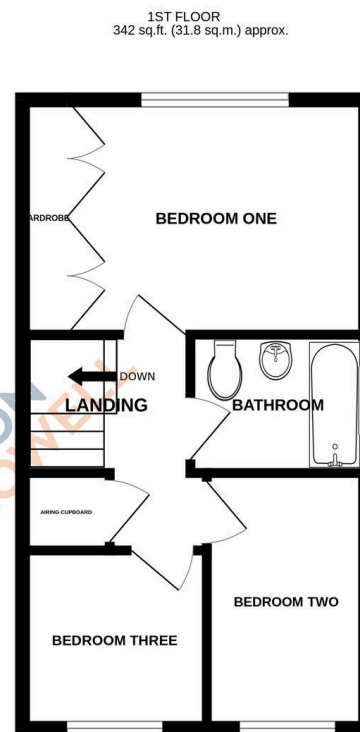
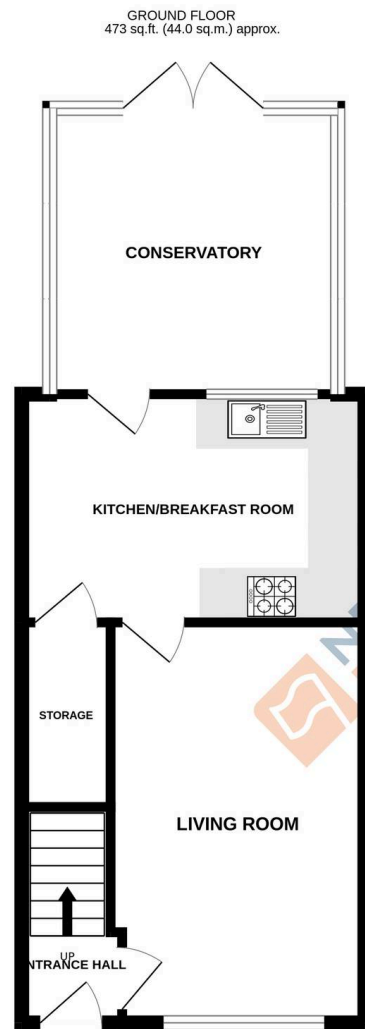
7' 0" x 5' 6" (2.13m x 1.68m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





NORMANTON DRIVE, OAKHAM LE15 6FG

TOTAL FLOOR AREA : 816 sq.ft. (75.8 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

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