



5 Holyrood Close, Oakham, LE15 6SF

 **NEWTON FALLOWELL**

5 2 3

Key Features

- Substantial Five Bedroom Detached Family Home
- Presented With No Onward Chain
- Considerable Plot With Large Rear Garden
- Exceptional Scope For Modernisation & Extension (STPP)
- Multiple Reception Rooms & Flexible Layout
- Impressive Master Suite With En-Suite & Dressing Area
- Driveway Parking & Integral Garage
- Quiet & Sought-After Oakham Cul-De-Sac Location
- EPC Rating D
- Freehold

£600,000





Set within a highly desirable and rarely available cul-de-sac location in Oakham, this substantial five-bedroom detached home presents an outstanding opportunity for buyers seeking space, flexibility and significant long-term potential. Offered to the market with no onward chain, the property occupies a generous plot and provides a versatile internal layout that lends itself perfectly to modernisation, extension and reconfiguration, creating the potential for a truly exceptional family home.

The ground floor offers a broad range of reception and practical spaces, arranged to provide both flexibility and clear separation between living and entertaining areas. The expansive living room enjoys excellent dual-aspect natural light and leads into a separate dining room, which provides a more formal setting for entertaining. The kitchen is supported by a useful larder and offers clear potential to be opened or reconfigured to create a larger open-plan family kitchen space if desired. An additional reception room, currently used as a temporary bedroom, further enhances the flexibility of the accommodation, offering ideal potential as a home office, playroom or snug. A ground floor WC and integral garage add further ground-floor practicality.

To the first floor, the property provides five bedrooms arranged around a central landing. The master bedroom forms a particularly impressive suite, benefitting from its own en-suite bathroom and open-plan dressing room, creating a spacious and well-defined private area within the home. Four further bedrooms offer generous proportions, the majority being comfortable doubles, and are served by a family bathroom. The overall layout ensures the home can comfortably accommodate larger families or those requiring additional guest or work-from-home space.

Externally, the rear garden is a defining feature of the property. The plot extends to provide a notably large and well-established garden, predominantly laid to lawn and framed by mature planting, offering both privacy and a wonderful outdoor environment for family use. The size of the garden also provides clear potential for future extension of the property, subject to the necessary planning permissions, allowing buyers to significantly enhance the overall footprint if desired. To the front, a driveway provides off-road parking and access to the integral garage.

Holyrood Close is a well-regarded and established residential community setting within Oakham, known for its quiet surroundings and convenient access to the town's amenities, schooling and transport connections. Properties of this scale and potential are rarely available in such a location.





Room Measurements

Entrance Hall 4.64m x 1.8m (15'2" x 5'11")

Living Room 7.28m x 3.76m (23'11" x 12'4")

Dining Room 3.34m x 2.88m (11'0" x 9'5")

Kitchen 6.01m x 2.52m (19'8" x 8'4")

Reception Room/Temporary Bedroom 4.88m x 3.97m (16'0" x 13'0")



WC 1.51m x 1.32m (5'0" x 4'4")

Garage 4.83m x 4m (15'10" x 13'1")

Bedroom One 3.33m x 3.2m (10'11" x 10'6")

Ensuite 3.32m x 2.21m (10'11" x 7'4")

Dressing Room 3.36m x 3.34m (11'0" x 11'0")

Bedroom Two 3.97m x 3.53m (13'0" x 11'7")

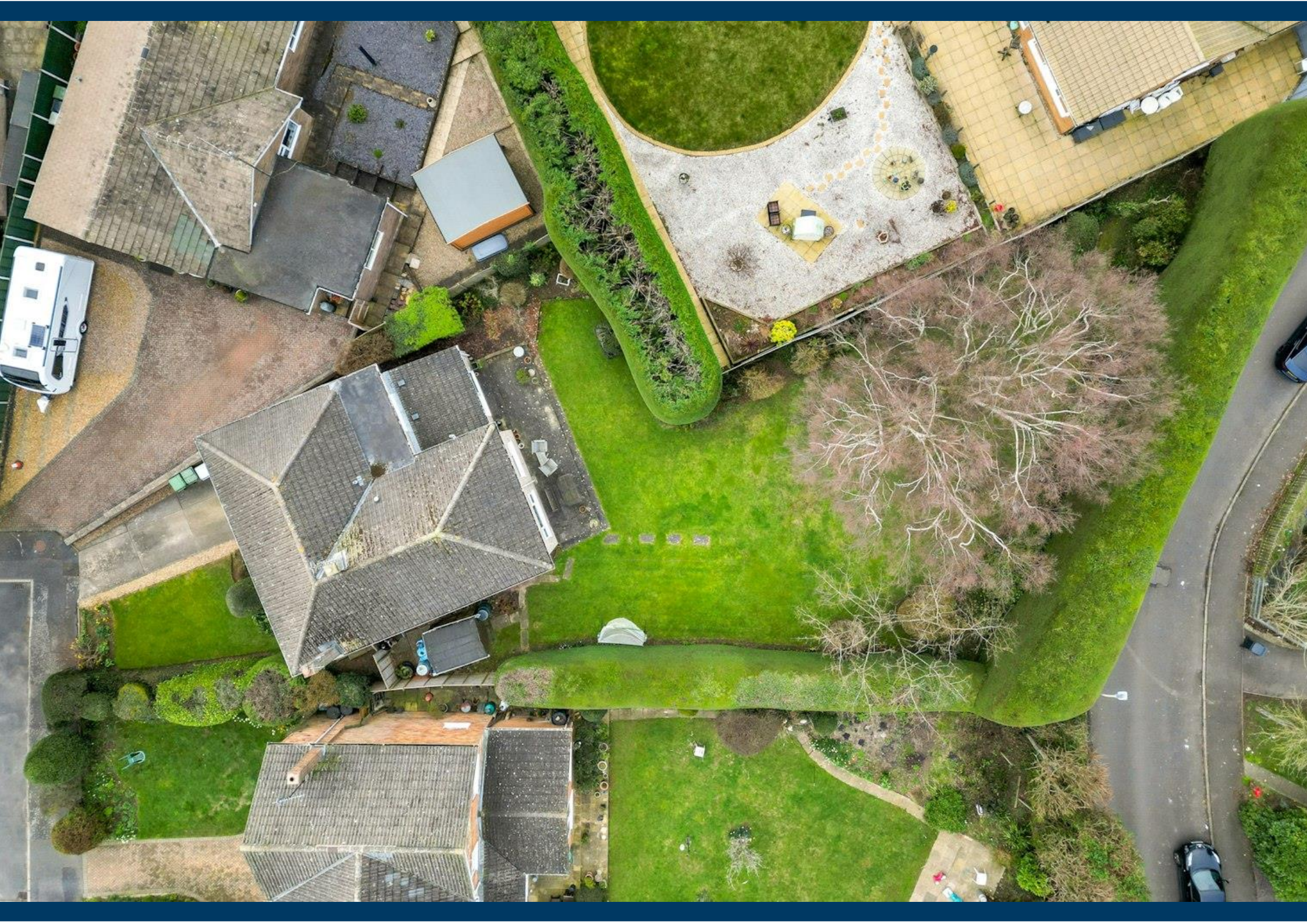
Bedroom Three 3.98m x 3.55m (13'1" x 11'7")

Bedroom Four 3.87m x 3.34m (12'8" x 11'0")

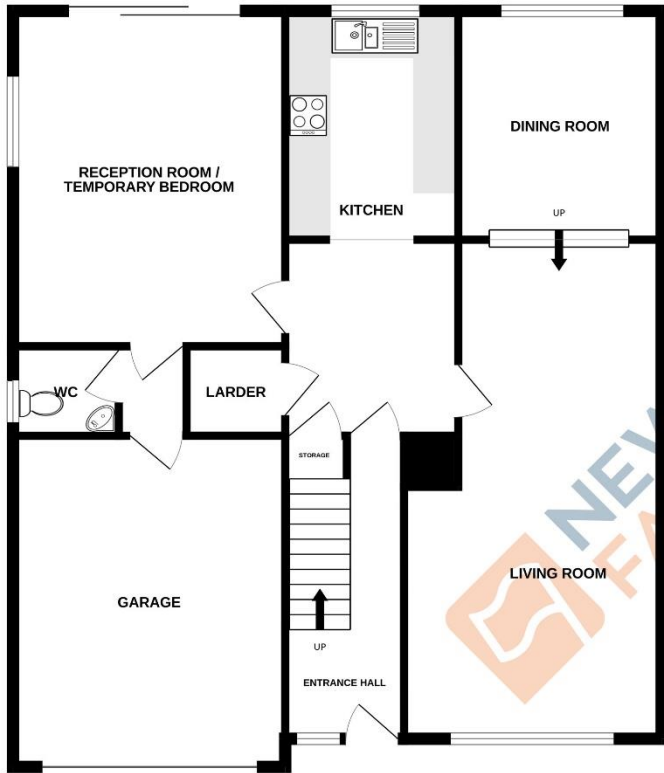
Bedroom Five 2.76m x 2.25m (9'1" x 7'5")

Bathroom 2.5m x 2.26m (8'2" x 7'5")

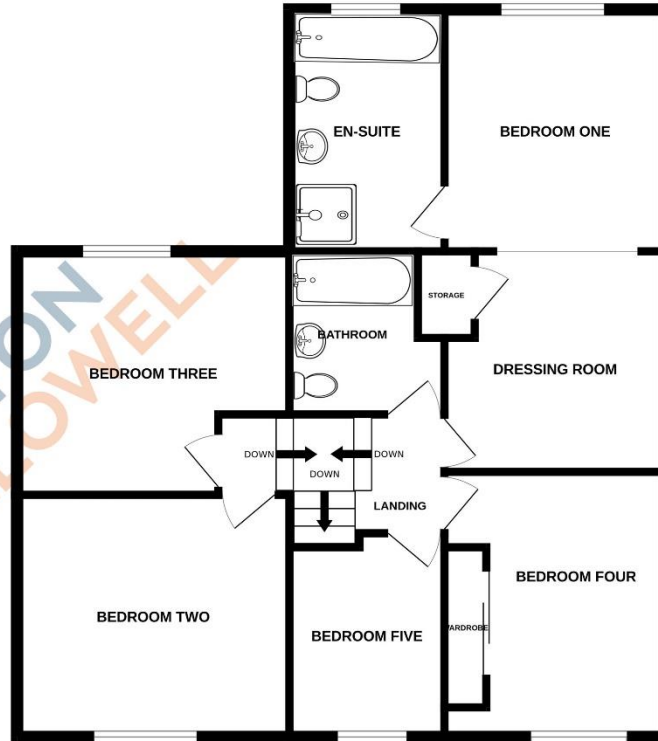




GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



HOLYROOD CLOSE, OAKHAM, LE15 6SF

TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.