



22 Kings Road, Oakham

In Excess of £240,000

 **NEWTON FALLOWELL**

22 Kings Road

Oakham

This stunning Victorian terraced property offers a perfect blend of period charm and modern convenience, making it an ideal solution for first-time buyers.

Lovingly presented throughout, the home boasts two excellent bedrooms, each featuring built-in storage for added practicality. The inviting living room retains original features and provides a warm, welcoming atmosphere, while the extended kitchen and breakfast room at the rear create a bright and spacious hub for every-day living. With contemporary fittings, ample workspace, and space for dining, the kitchen is perfectly suited for both relaxed mornings and summer entertaining.

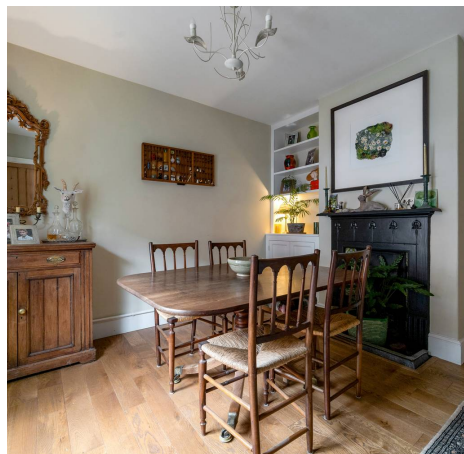
The immaculate four-piece bathroom is thoughtfully designed, offering both a separate shower and a bath-tub for ultimate comfort. Every detail has been carefully considered, ensuring there is no work required and the property is truly ready to move into.

The outside space is equally impressive, with a mature rear garden that provides a tranquil retreat from busy daily life. French doors from the kitchen create a seamless al-fresco flow, inviting you to enjoy outdoor dining or simply unwind with a book.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Dining Room

11' 4" x 10' 5" (3.45m x 3.17m)

Living Room

13' 7" x 10' 0" (4.15m x 3.06m)

Kitchen / Breakfast Room

17' 2" x 8' 1" (5.24m x 2.47m)

Bedroom One

11' 4" x 10' 6" (3.46m x 3.20m)

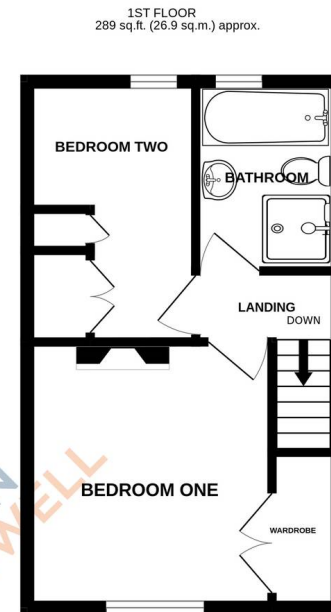
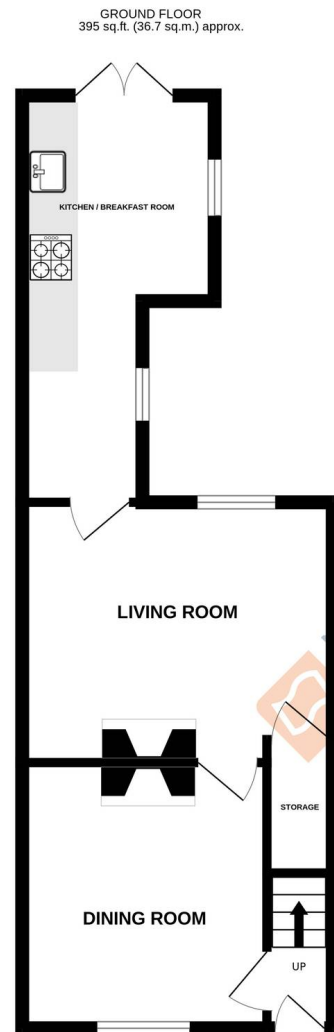
Bedroom Two

11' 7" x 6' 11" (3.52m x 2.10m)

Bathroom

8' 0" x 5' 7" (2.44m x 1.70m)





KINGS ROAD, OAKHAM, LE15 6PD
TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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