



33 Edmonton Way, Oakham, LE15 6JE

 NEWTON FALLOWELL



## Key Features

- Detached Four Bedroom Family Home
- Highly Sought-After Oakham Location
- Ideal Solution For Growing Families
- Opportunity For Modernisation & Enhancement
- Spacious Open-Plan Living Accommodation, Ideal For Family Life
- Conservatory To Rear With Access To Garden
- Off-Street Parking With Detached Single Garage
- Scope For Extension Of Living Space, Subject To Necessary Consents
- EPC Rating C
- Freehold

Guide Price £450,000 - £475,000





**\*GUIDE PRICE: £450,000 - £475,000\*** - Situated in one of Oakham's most sought-after residential areas, this four-bedroom detached family home offers an excellent opportunity for those looking to create a property tailored to their own style. With a generous living accommodation throughout and featuring practical solutions to match, this home is the ideal solution for a growing family looking to modernise a property to their own tastes.

The ground floor boasts an inviting open-plan layout, including a well-proportioned living room that flows seamlessly into a dining area and a kitchen/breakfast room. To the rear, a bright conservatory provides a superb indoor/outdoor connection, opening onto the private rear garden - perfect for entertaining or relaxing. Additional ground floor conveniences include a utility room and a downstairs WC, enhancing everyday practicality.

Upstairs, the property offers four generously sized bedrooms, providing ample space for family members or guests. A family bathroom completes the first-floor accommodation. Whilst the home would benefit from modernisation in places, this presents an exciting opportunity for buyers to design and finish the property to their own taste.

Externally, the property features a private front garden, a well-sized rear garden, and off-street parking for two or more vehicles. A detached single garage adds further storage or workshop potential.

This home is ideally suited for families seeking a renovation project in a prime location. Edmonton Way is renowned for its desirable setting, offering easy access to Oakham's excellent amenities, schools, and transport links. Early viewing is highly recommended to appreciate the scope and potential this property offers.



Hallway 4.3m x 1.83m (14'1" x 6'0")



Living Room 4.89m x 4.08m (16'0" x 13'5")



Dining Room 2.9m x 3.1m (9'6" x 10'2")



Conservatory 2.51m x 3.37m (8'2" x 11'1")

Kitchen/Breakfast Room 4.49m x 2.9m (14'8" x 9'6")



Utility Room 2.47m x 1.52m (8'1" x 5'0")

WC 1.1m x 1.52m (3'7" x 5'0")



Bedroom One 4.15m x 3.73m (13'7" x 12'2")

Bedroom Two 3.73m x 2.55m (12'2" x 8'5")

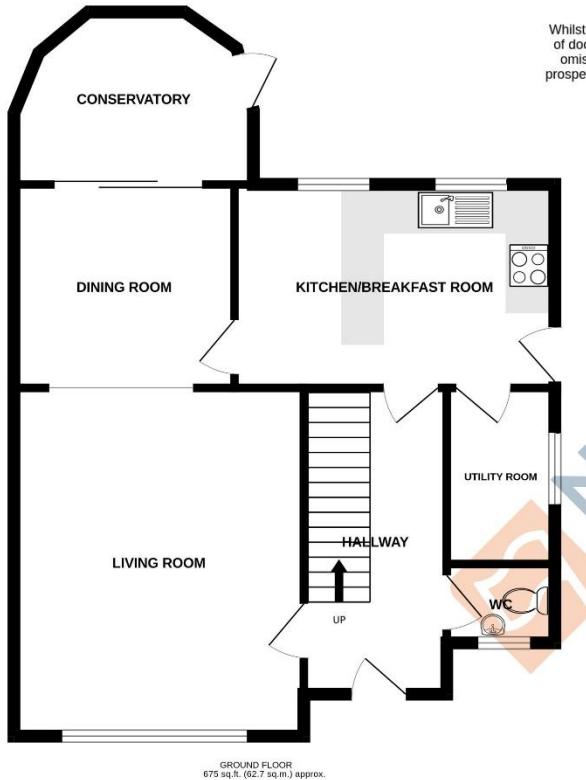
Bedroom Three 2.76m x 2.92m (9'1" x 9'7")

Bedroom Four 2.28m x 2.03m (7'6" x 6'8")

Bathroom 2.51m x 2m (8'2" x 6'7")

Garage 5.07m x 2.55m (16'7" x 8'5")



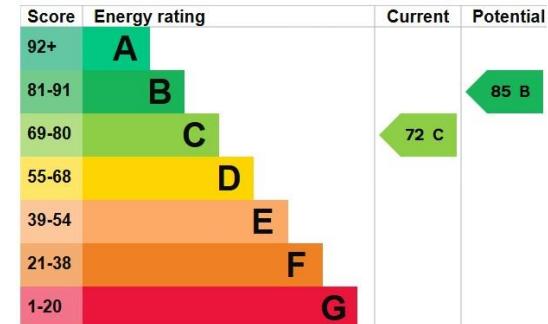
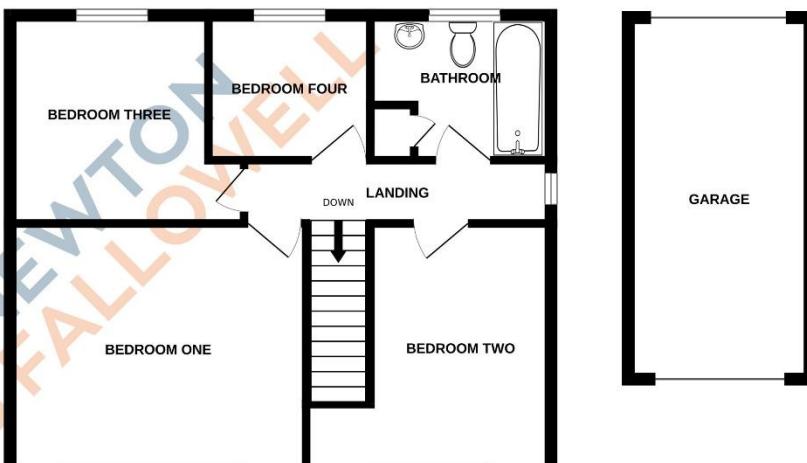


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TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

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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#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: E

#### 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.