



Normanton Road

Edith Weston, Oakham, LE15 8HD

**Price Guide £330,000**

Richardson

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Nestled in the charming village of Edith Weston, with glimpse of Rutland Water from the first floor bedroom, this established semi-detached home on Normanton Road offers a wonderful opportunity for both families and investors alike. Set on a generous corner plot, the home boasts FULL PLANNING PERMISSION for a side extension, allowing for an impressive open plan kitchen living/dining room and the remodelling to include an ensuite shower room to the master bedroom. The proposed plan shows a layout of entrance porch, entrance hall, the large open plan kitchen living/dining room, separate living room, cloakroom/shower and utility. To the first floor are three bedrooms with the master bedroom having an ensuite shower room. The property is situated within a 3 minute walk to both the village shop and the south shore of Rutland Water where cycle hire, fishing and café are located.

## Planning Permission

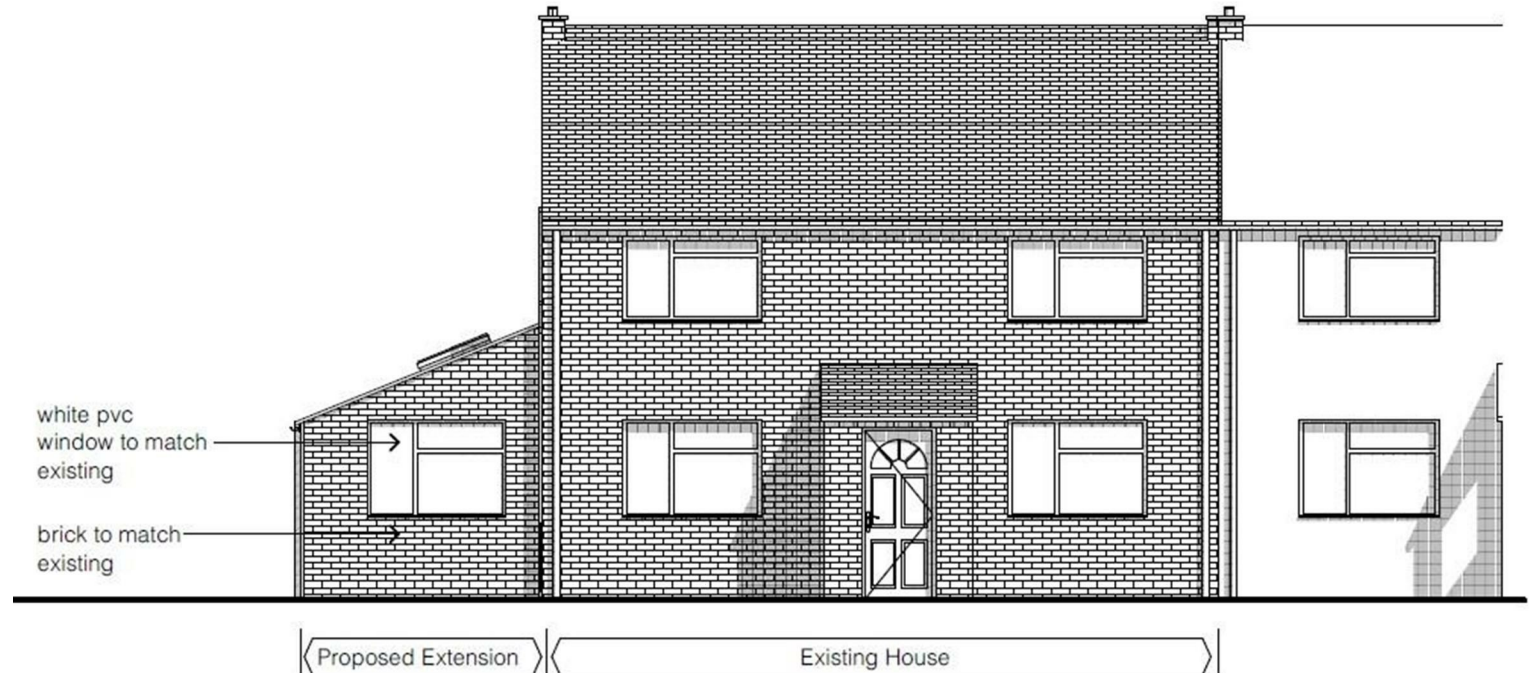
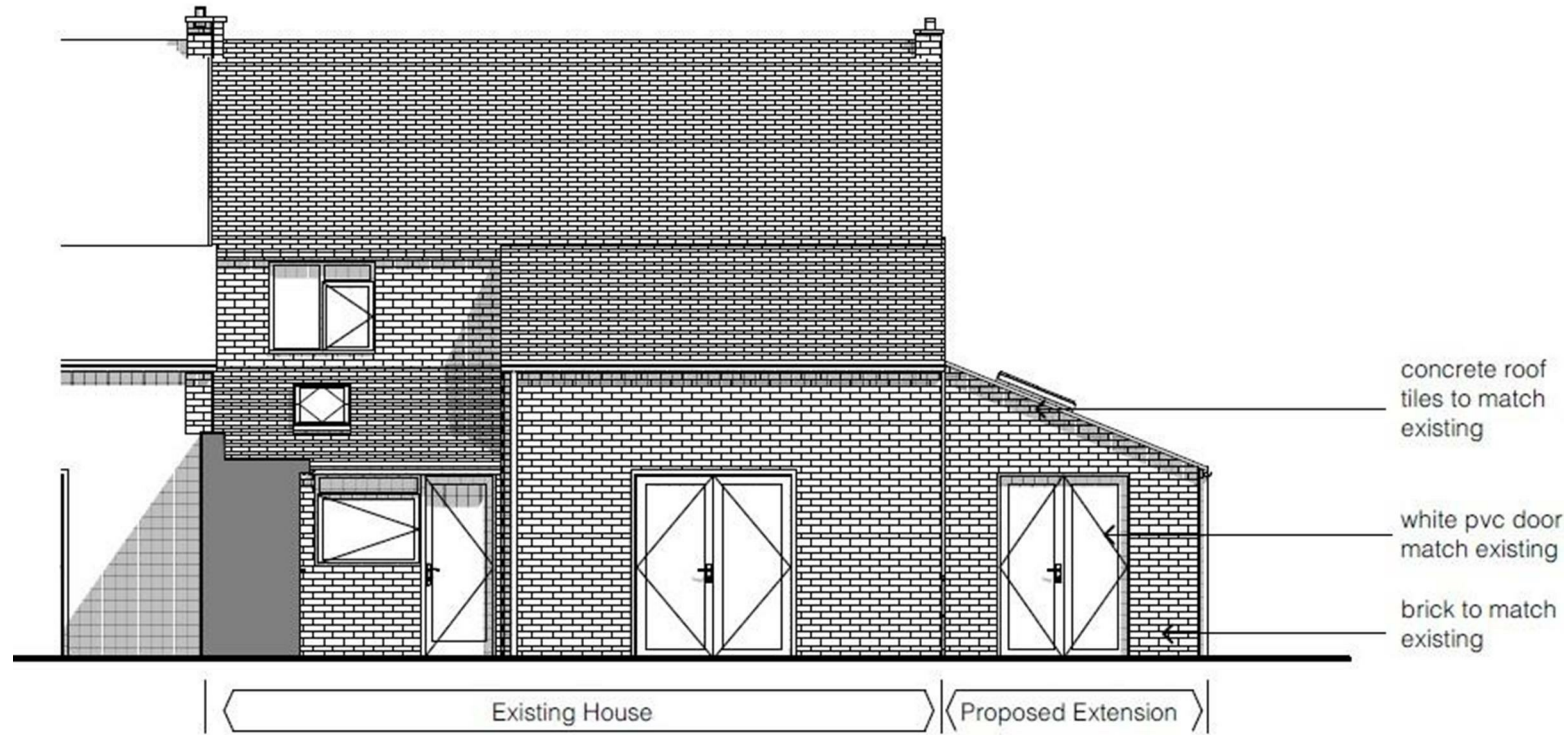
Rutland County Council Granted Full Planning Permission dated 19th March 2026, subject to conditions, for a single storey side extension. Create shower room within part of existing first floor bedroom, under Planning Reference 2026/0071/FUL. Full details along with drawings are available from the Rutland Council planning portal.

## Current property accomodation

Entrance porch

Entrance hall

Dining room  
9'10" x 10'5" (3m x 3.2m)





Lounge  
16'4" x 11'5" (5m x 3.5m)

Kitchen  
14'3" x 5'6" (4.35m x 1.68m)

Inner hallway

Shower room

Rear lobby/utility  
10'7" x 5'6" (3.25m x 1.68m)

First floor landing

Bedroom  
16'4" x 10'5" (5m x 3.2m)

Bedroom  
11'5" x 7'4" (3.48m x 2.26m)

Bedroom  
10'9" x 8'6" (3.3m x 2.6m)

External details

The property stands on a large corner plot with a wrap around garden with useful brick built store and workshop 4.3m x 2m and a short driveway to a sectional detached garage 4.8m x 2m.

Tenure

Freehold and offered with NO CHAIN

Services

All main services connected

Council Tax

Rutland District Council Tax Band C

Communication

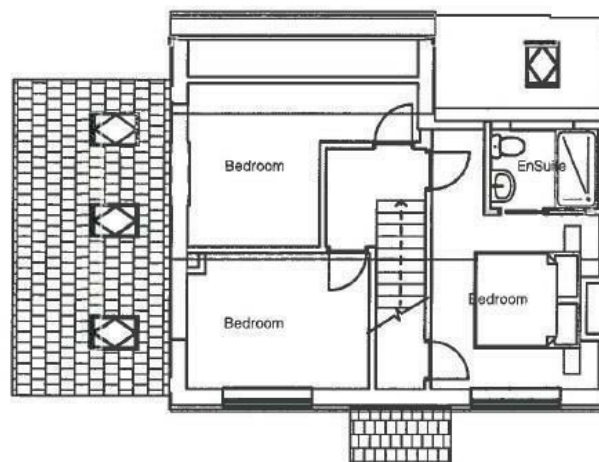
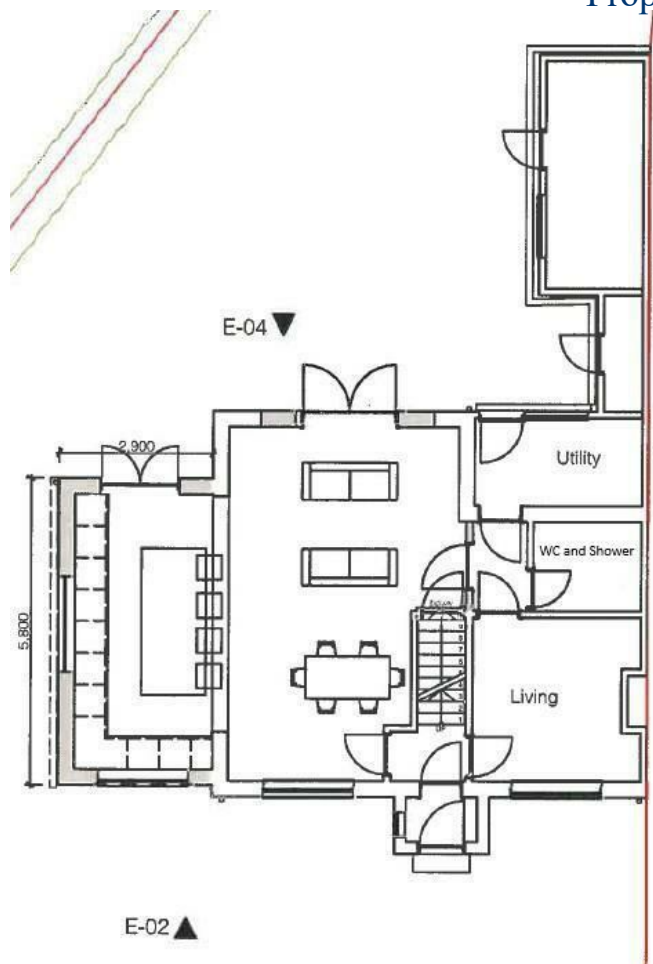
According to Ofcom: Superfast Full Fibre is available

According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

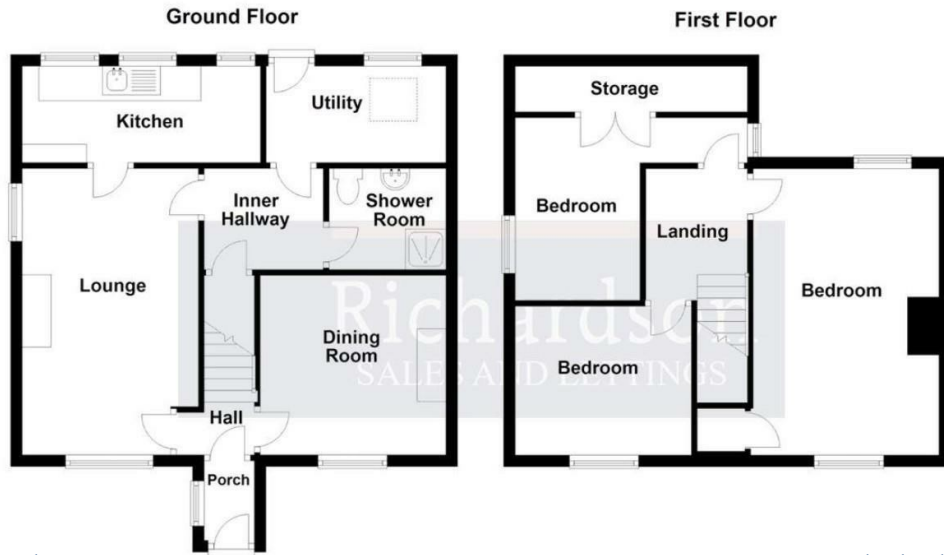
Viewing

Telephone appointment with Richardson  
post@richardsonsurveyors.co.uk

### Proposed Floor Plan



## Current Floor Plan



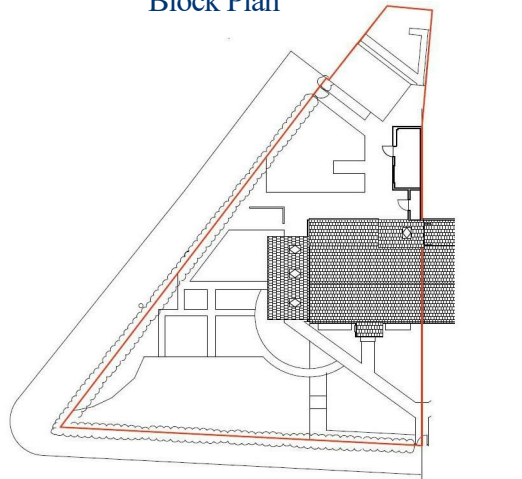
## Area Map



## Site Plan



## Block Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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