



5 Horn Close, Oakham
£340,000

 **NEWTON FALLOWELL**

5 Horn Close

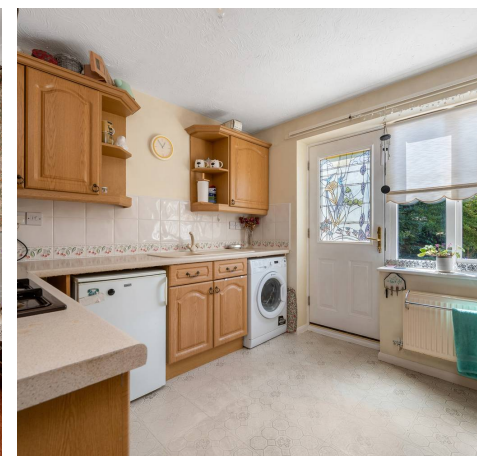
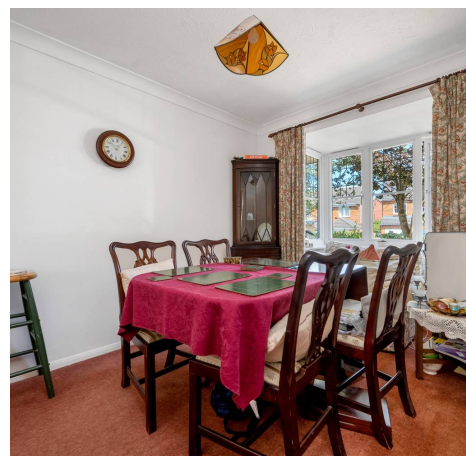
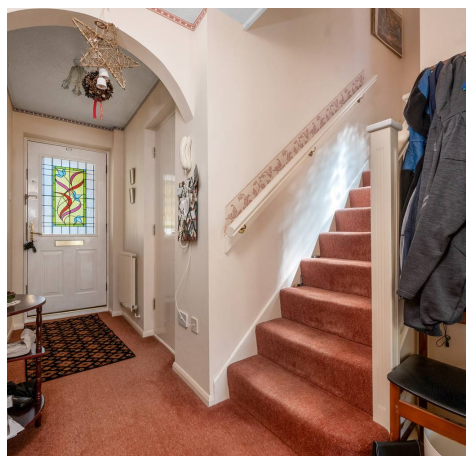
Oakham

Presenting this excellent three bedroom detached home, ideally situated in the sought-after Oakham area, this property offers a fantastic opportunity for families and professionals alike. Upon entering, you are welcomed by a spacious hallway leading to a well-proportioned lounge, perfect for relaxing or entertaining guests. The adjoining dining area provides a versatile space for family meals or formal gatherings, while the kitchen offers ample storage and worktop space, with potential for modernisation to suit your personal taste.

A convenient ground floor WC adds to the practicality of the layout. Upstairs, the master bedroom benefits from its own en-suite shower room, providing privacy and comfort, while two further bedrooms are well-sized and serviced by a family bathroom (ideal for growing families or those needing additional guest accommodation). The property sits on a generous plot, with both front and rear gardens offering potential for landscaping and outdoor enjoyment (subject to personal preference).

Off-street parking is provided by a driveway, complemented by an integral garage, ensuring secure parking and additional storage options. This home presents excellent scope for modernisation and personalisation, allowing new owners to create their ideal living environment.

Located within easy reach of Oakham's amenities, schools, and commuter routes, this property is perfectly positioned for those seeking convenience and a welcoming community atmosphere. With its blend of space, flexibility, and future potential, this three bedroom detached house is a rare find in a highly desirable location. Early viewing is strongly recommended to fully appreciate the accommodation and potential on offer.





Living Room

13' 6" x 10' 8" (4.11m x 3.24m)

Dining Room

10' 4" x 8' 3" (3.15m x 2.51m)

Kitchen

10' 5" x 9' 4" (3.18m x 2.85m)

Ground Floor WC

5' 7" x 3' 7" (1.70m x 1.10m)

Single Garage

17' 3" x 7' 10" (5.25m x 2.40m)

Bedroom One

13' 7" x 10' 0" (4.13m x 3.04m)

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.03m)

Bedroom Three

10' 4" x 7' 2" (3.15m x 2.19m)

Bathroom

6' 10" x 6' 3" (2.08m x 1.90m)

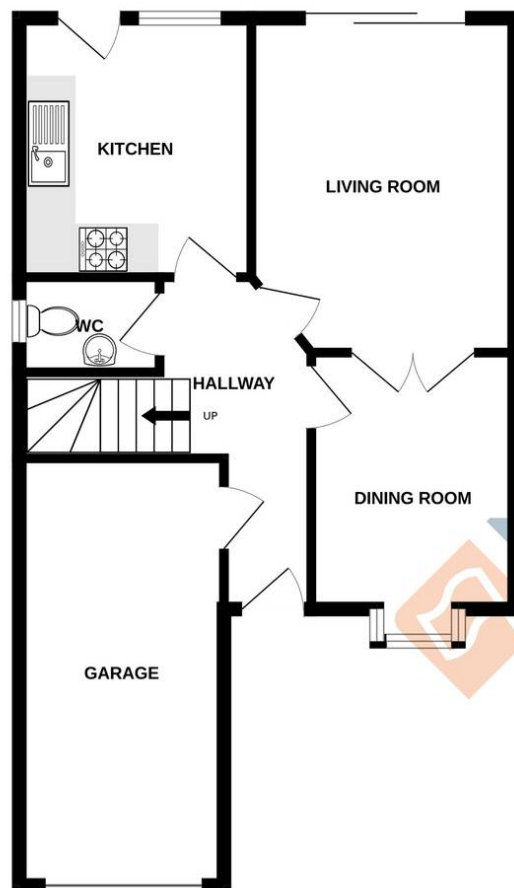
Council Tax band: D

Tenure: Freehold

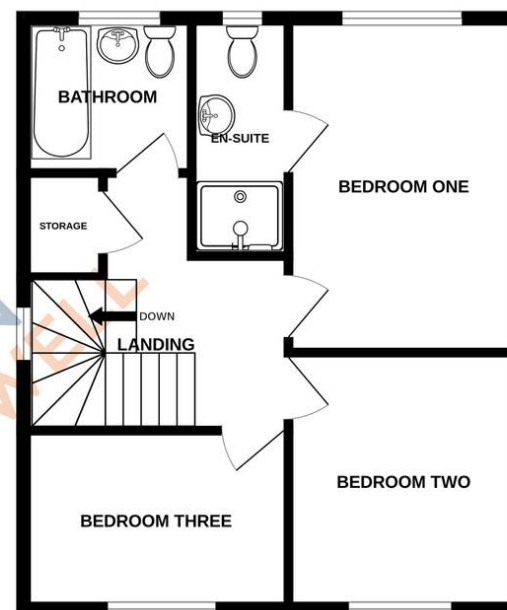
EPC Energy Efficiency Rating: D



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



HORN CLOSE, OAKHAM, LE15 6FE

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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