



14 Balmoral Road, Oakham

In Excess of £425,000

 **NEWTON FALLOWELL**

14 Balmoral Road

Oakham

This impressive four bedroom detached house presents an exceptional opportunity for families seeking a spacious and versatile home in a popular residential location. The property is offered to the market with no onward chain.

Inside, the generous living accommodation is arranged to suit modern family life, with a full length living room that features ample space for relaxation and entertaining. The adjoining conservatory to the rear provides a bright and airy retreat with direct garden access, perfect for enjoying the changing seasons. The recently renovated kitchen has been finished in a timeless farmhouse style, blending contemporary convenience with classic charm, and offers plenty of room for dining and family gatherings. A versatile ground floor study provides the ideal space for a home office, playroom, or guest bedroom, depending on your needs. Upstairs, four well-proportioned bedrooms and two family bathrooms complete the accommodation, ensuring comfort and privacy for every member of the household.

The outside space is equally impressive, with a family-sized wrap around garden that offers both privacy and plenty of room for children to play or for hosting summer barbeques.

A single garage provides secure storage or parking, while the front driveway allows off-road parking for multiple vehicles, catering to the needs of a busy household or visiting guests. The property is set back from the road, enhancing the sense of peace and privacy, yet remains conveniently close to local amenities, schools, and transport links. This combination of generous internal space and thoughtfully designed outside areas makes this property an ideal choice for families looking to settle in a sought-after location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: E

Tenure: Freehold





Living Room

25' 6" x 13' 0" (7.76m x 3.95m)

Conservatory

15' 1" x 10' 8" (4.61m x 3.25m)

Kitchen/Diner

14' 10" x 11' 11" (4.51m x 3.64m)

Study

15' 7" x 8' 6" (4.74m x 2.58m)

Entrance Hall

13' 6" x 6' 4" (4.12m x 1.93m)

Single Garage

15' 7" x 9' 9" (4.74m x 2.96m)

Bedroom One

13' 6" x 13' 0" (4.12m x 3.95m)

Bedroom Two

11' 7" x 10' 8" (3.52m x 3.25m)

Bedroom Three

10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom Four

8' 6" x 8' 6" (2.59m x 2.58m)

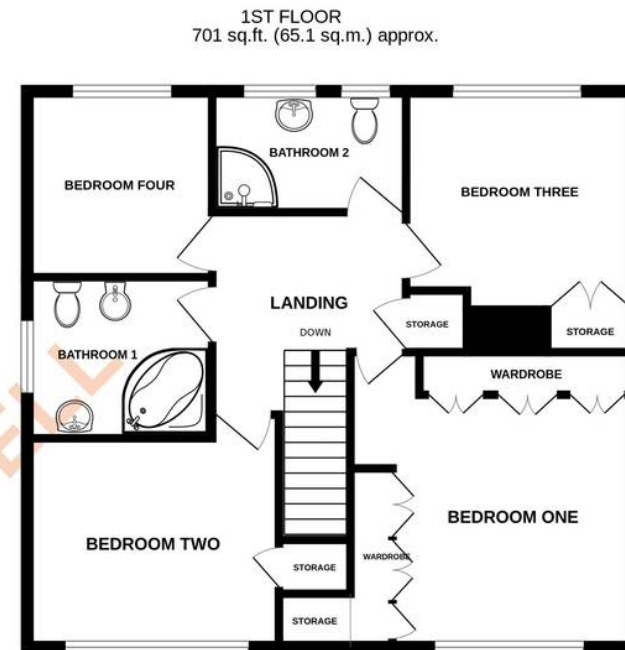
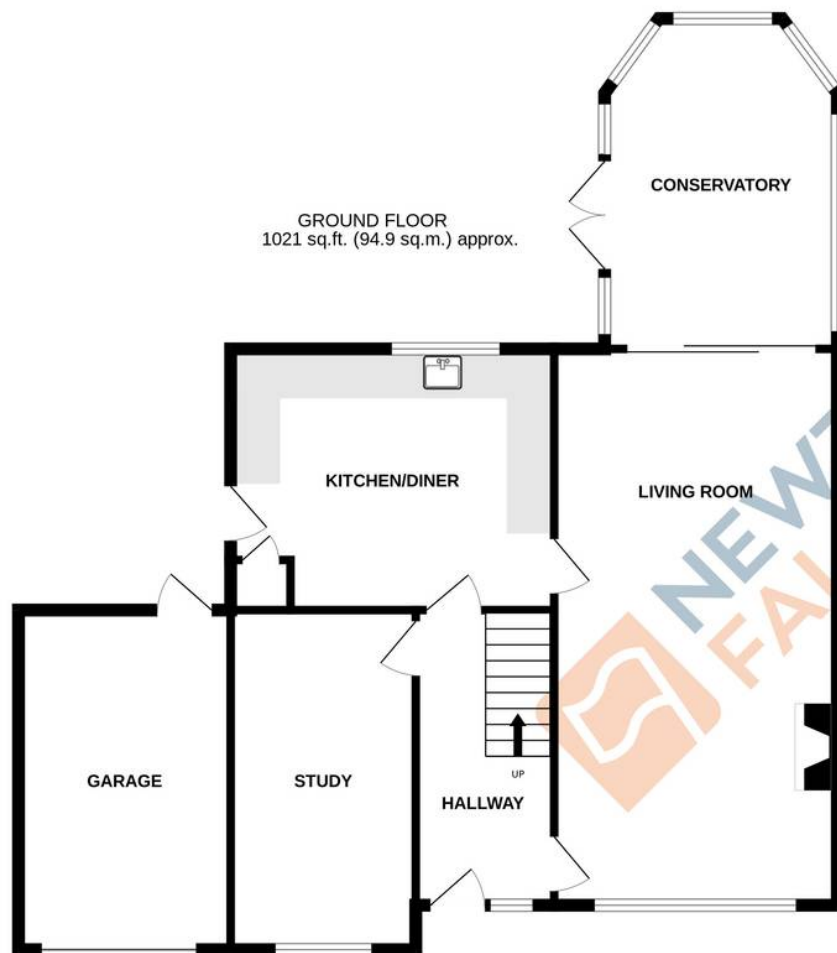
Bathroom One

8' 6" x 7' 5" (2.58m x 2.25m)

Bathroom Two

8' 11" x 5' 7" (2.71m x 1.69m)





BALMORAL ROAD, OAKHAM, LE15 6RT

TOTAL FLOOR AREA: 1722 sq.ft. (160.0 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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