



44 Tyne Road, Oakham  
£250,000

 **NEWTON FALLOWELL**

## 44 Tyne Road

Oakham, Oakham

This well-proportioned three-bedroom detached house is offered to the market with no onward chain, presenting an excellent opportunity for first-time buyers or those looking to personalise and modernise their next home.

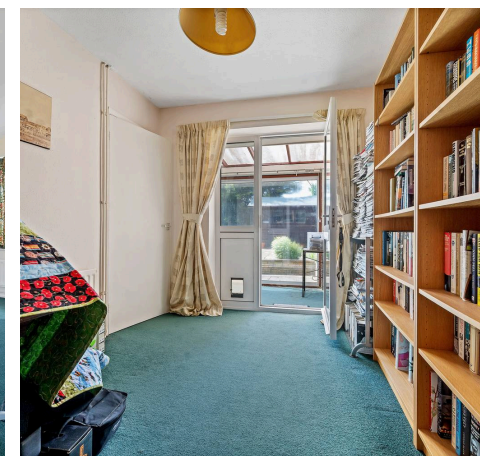
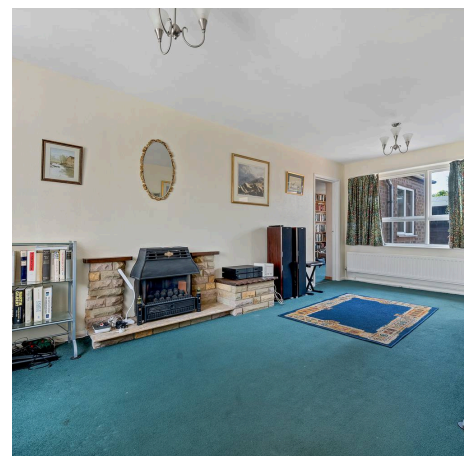
Situated in highly sought-after Tyne Road, the property benefits from convenient access to local amenities, schools, and transport links. The main ground floor accommodation comprises a welcoming and spacious living room and a separate dining area. A rear extension provides an additional reception room, ideal for use as a family room, home office, or playroom, enhancing the flexibility of the ground floor layout. The kitchen offers ample storage and workspace, and there is potential for further improvement to suit individual tastes. Upstairs, three well-sized bedrooms are served by a family bathroom. The property's layout and generous proportions make it a comfortable and practical choice for a range of buyers.

Outside, the property enjoys a private, hardstanding rear garden that requires minimal maintenance and offers an ideal space for outdoor entertaining, relaxing, or for children to play. The garden is enclosed by fencing, ensuring privacy and security for residents and pets alike. To the front, there is a driveway providing off-street parking for multiple vehicles, in addition to a single garage that offers further parking or valuable storage space.

The overall plot is both manageable and appealing, with scope for future landscaping to create a more personalised outdoor environment. Located in a desirable residential area, the property combines the benefits of a peaceful setting with the convenience of nearby shops, schools, and leisure facilities, making it an ideal choice for families and professionals alike.

Council Tax band: D

Tenure: Freehold





**Entrance Hall**

6' 2" x 2' 9" (1.89m x 0.84m)

**Ground Floor WC**

6' 2" x 2' 9" (1.89m x 0.84m)

**Living Room**

19' 2" x 13' 0" (5.84m x 3.97m)

**Kitchen**

14' 10" x 8' 2" (4.53m x 2.48m)

**Dining Room**

10' 6" x 8' 2" (3.20m x 2.50m)

**Family Room**

14' 7" x 9' 0" (4.44m x 2.75m)

**Rear Porch**

12' 5" x 6' 0" (3.79m x 1.83m)

**Bedroom One**

15' 1" x 9' 10" (4.60m x 3.00m)

**Bedroom Two**

10' 0" x 8' 2" (3.05m x 2.50m)

**Bedroom Three**

11' 10" x 6' 4" (3.60m x 1.93m)

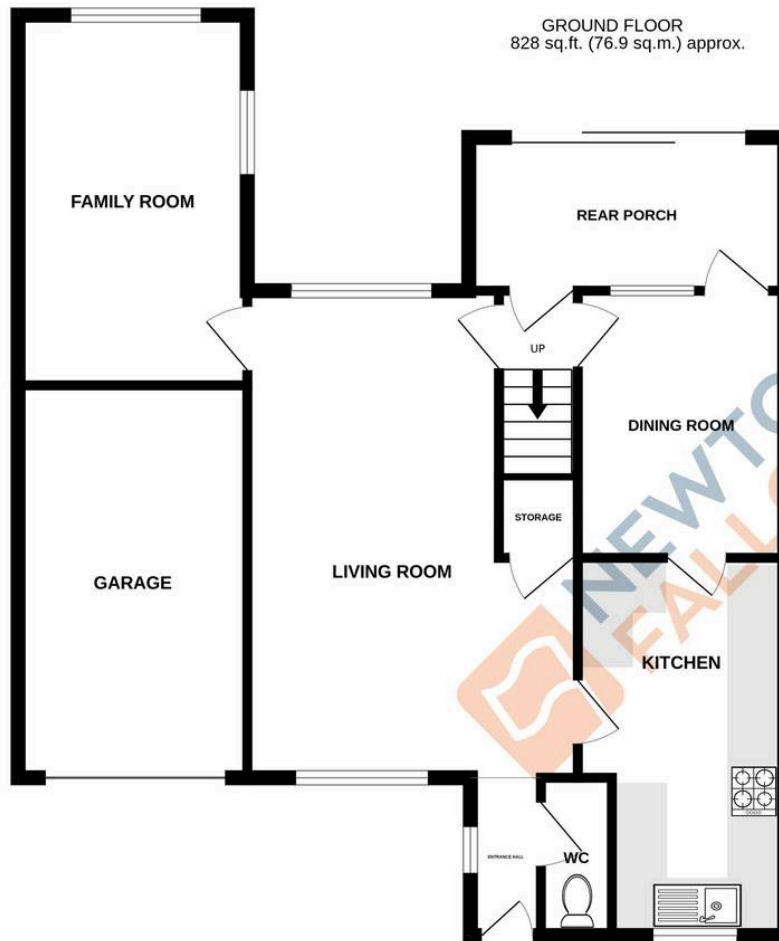
**Bathroom**

8' 8" x 6' 4" (2.63m x 1.92m)

**Single Garage**

15' 5" x 9' 0" (4.71m x 2.75m)





TYNE ROAD OAKHAM, LE15 6SJ

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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