



3 Normanton Drive, Oakham, LE15 6FG

 **NEWTON FALLOWELL**



Key Features

- Immaculately Presented Three-Bedroom Detached Home
- Highly Desirable & Well-Established Oakham Location
- Three Excellent-Sized Bedrooms With En-Suite To Master
- Modern Kitchen With Separate Utility Room
- High Specification Garden Room / Dining Room Providing Additional Reception Space
- Air Conditioning Installed Throughout The Property
- Integral Garage With Electric Door & Conversion Potential (STPP)
- Driveway Parking & Attractive Rear Garden
- EPC Rating C

£450,000





Situated within a highly desirable and well-established residential area of Oakham, this immaculately presented three-bedroom detached home offers exceptionally well-maintained accommodation that significantly outperforms many comparable properties within its class. The property has been carefully upgraded and maintained to a superb standard throughout, creating a home that combines contemporary comfort, practical layout and immediate move-in appeal.

The ground floor accommodation is thoughtfully arranged to provide clear yet connected living spaces suited to modern lifestyles. A welcoming living room forms the principal reception area, enjoying excellent natural light and creating a comfortable setting for everyday living & a cosy environment featuring a high-specification log-burner.

The kitchen has been fitted with a modern range of bespoke cabinetry and high-quality quartz work surfaces, providing a stylish and highly functional space for cooking and day-to-day family use. Alongside a downstairs W/C, a separate utility room enhances the practicality of the layout, offering valuable additional storage and preparation space. From the study, the property opens into a bright garden room / dining room which provides a versatile third reception space and fills the ground floor with natural light, whilst enjoying direct views and access to the garden.

To the first floor, three well-proportioned bedrooms are arranged around a central landing. The master bedroom benefits from its own en-suite shower room, creating a comfortable and well-defined principal suite. The remaining bedrooms offer excellent proportions suitable for family use, guest accommodation or home-working, and are served by a family bathroom.

Throughout the property, the presentation is of a notably high standard, with the additional benefit of air conditioning installed throughout the home, ensuring year-round comfort. The property also benefits from integral access to the single garage, currently utilised as a gym, which presents further flexibility and potential to be converted into additional living accommodation if desired, subject to the necessary consents.

Externally, the home enjoys an attractive rear garden providing a pleasant outdoor environment for relaxation and entertaining. To the front, a driveway provides off-road parking and access to the integral garage, which is fitted with an electric garage door.





Room Dimensions

Living Room 4.51m x 3.56m (14'10" x 11'8")

Study 2.8m x 2.67m (9'2" x 8'10")

Kitchen 3m x 2.56m (9'10" x 8'5")

Garden Room / Dining Room 3.53m x 2.67m (11'7" x 8'10")

Garage 5.25m x 2.11m (17'2" x 6'11")

Bedroom One 3.57m x 2.67m (11'8" x 8'10")

En-Suite 2.15m x 1.88m (7'1" x 6'2")

Bedroom Two 3.64m x 3.21m (11'11" x 10'6")

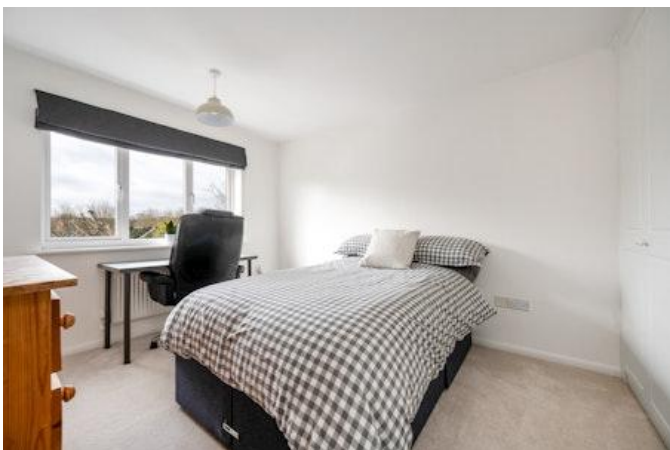
Bedroom Three 3.31m x 2.77m (10'11" x 9'1")

Bathroom 2.15m x 2.11m (7'1" x 6'11")

Council Tax Information

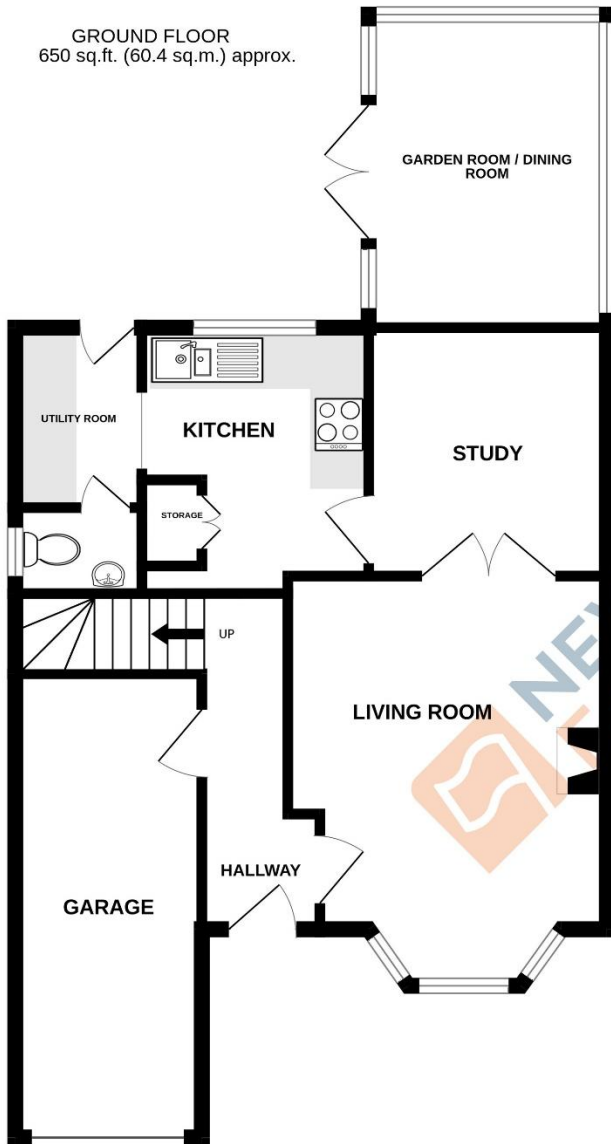
Local Authority: Rutland County Council

Council Tax Band: D

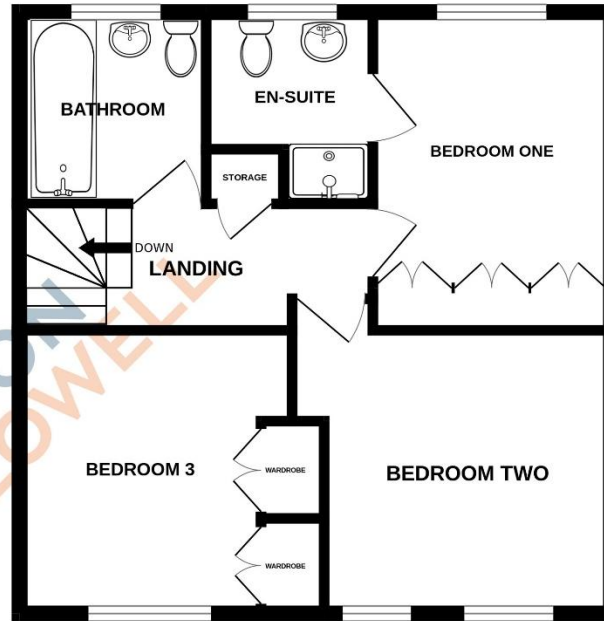




GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



NORMANTON DRIVE, OAKHAM, LE15 6FG

TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

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.

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