



8 Pickworth Close, Oakham
£415,000

 **NEWTON FALLOWELL**

8 Pickworth Close

Oakham

Presented in immaculate condition throughout, this recently renovated three-bedroom detached home is set within a highly sought-after cul-de-sac, offering a private and family-orientated position ideal for modern living. The property has been thoughtfully updated to create a contemporary environment, featuring a spacious open-plan kitchen diner that serves as the heart of the home, perfect for both family meals and entertaining guests.

The accommodation boasts three excellent double bedrooms, each providing ample space and comfort, while the additional ground floor reception room offers versatility - serving equally well as a dedicated home office, a second living room or snug, or as a generous fourth bedroom to suit your family's evolving needs. The flexible layout ensures this home is well suited for growing families, with potential to further extend (subject to planning permission), allowing you to tailor the space to your future requirements.

The generous plot includes driveway parking for multiple vehicles, enhancing convenience for residents and visitors alike. This is a rare opportunity to secure a beautifully presented, move-in ready family home in a peaceful and established community, with every detail carefully considered to provide comfort, style, and functionality for years to come.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living Room

16' 2" x 11' 8" (4.94m x 3.56m)

Kitchen / Breakfast Room

19' 11" x 10' 7" (6.06m x 3.22m)

Study

22' 2" x 9' 0" (6.76m x 2.74m)

Utility Room

7' 4" x 5' 7" (2.24m x 1.70m)

Ground Floor WC

5' 7" x 3' 3" (1.70m x 0.98m)

Bedroom One

12' 3" x 11' 0" (3.74m x 3.35m)

En-Suite

7' 5" x 6' 7" (2.25m x 2.00m)

Bedroom Two

14' 0" x 12' 7" (4.26m x 3.84m)

Bedroom Three

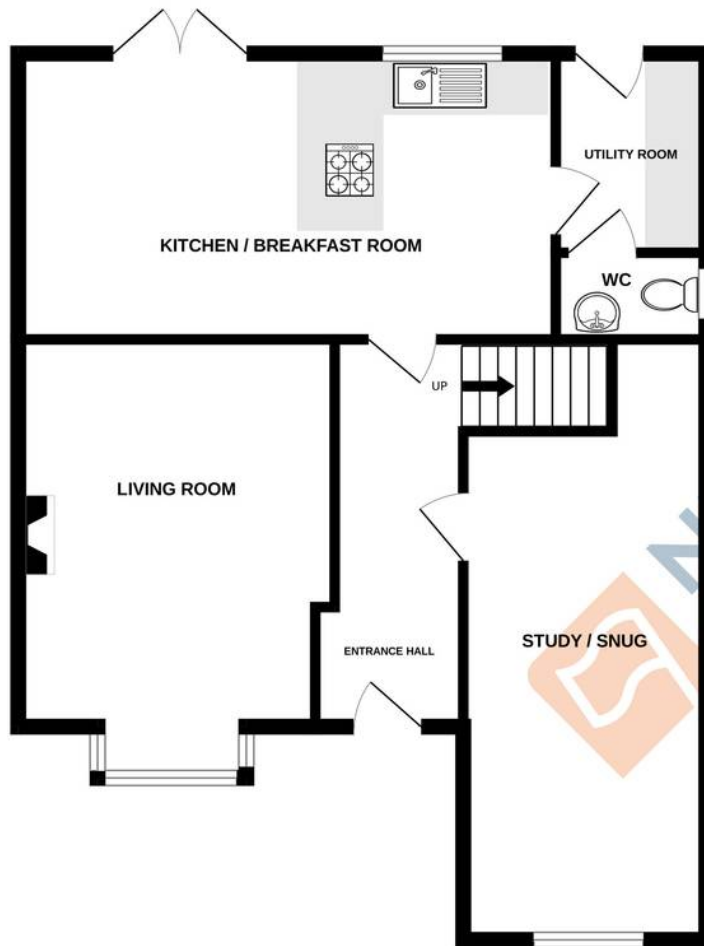
11' 5" x 10' 11" (3.49m x 3.33m)

Bathroom

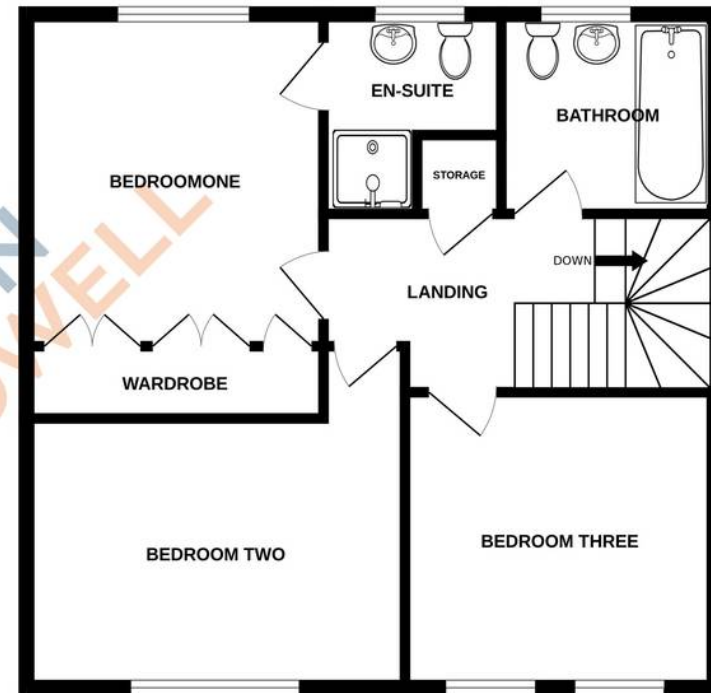
7' 10" x 7' 5" (2.40m x 2.25m)



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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