



10 Robin Close, Oakham, LE15 6BT

 **NEWTON FALLOWELL**

4 2 3

Key Features

- Impressive Four Bedroom Family Home, Finished To A High Standard
- Modern, Sociable Layout, Idea For Modern Family Living
- Extended Family Room With Direct Garden Access
- Three Double Bedrooms Plus En-Suite To Master
- Generous Kitchen/Dining Room At The Heart Of The Home
- Multiple Reception Rooms, Ideal For Flexible Living
- Practical Features Including Utility Room, WC And Integral Garage
- Off-Street Parking With Easy Access To Town And Commuter Routes
- EPC Rating C
- Freehold

£725,000





Set within a popular and well-established residential area of Oakham, this impressive and thoughtfully arranged family home offers a modern, sociable layout perfectly suited to contemporary family living. The property provides generous accommodation throughout, combining excellent reception space with strong practical features and a highly convenient location close to the town centre and commuter routes.

The ground floor is centred around spacious and versatile reception rooms, designed to accommodate both everyday family life and larger social gatherings. The extended family room to the rear is a particular highlight, creating a bright and inviting space with a natural flow out to the rear garden - ideal for entertaining, relaxing, and making the most of indoor-outdoor living. A well-proportioned kitchen/dining room forms the heart of the home, finished to a superb standard and offering ample space for family meals and social occasions. A separate living room provides an additional, more formal reception space, as well as a third reception room which is currently utilised as a home office.

Practicality has clearly been prioritised in the design of this home, with a separate utility room, a convenient ground floor WC, and internal access to the large garage; offering further storage or secure parking, complementing the off-street parking available to the front of the property.

To the first floor, the accommodation continues to impress with four excellent bedrooms, three of which are generous doubles. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, providing excellent functionality for family life and again, finished to a high standard.

Externally, the property enjoys a pleasant and spacious rear garden, directly accessed from the extended family room, offering a private and sociable outdoor space well suited to both children and entertaining. The location is particularly appealing, lying within easy reach of Oakham town centre, local amenities, and well-regarded schools, while also offering strong access to surrounding commuter routes. Overall, this is an outstanding family home that combines space, flow, and practicality in one of Oakham's most desirable residential locations - ideal for buyers seeking a well-balanced and sociable property designed for modern family living.





Room Dimensions:

Entrance Hall 5.62m x 1.78m (18'5" x 5'10")

Living Room 6.89m x 3.66m (22'7" x 12'0")

Office 3.5m x 3.5m (11'6" x 11'6")

Kitchen/Diner 8.8m x 3.9m (28'11" x 12'10")

Family Room 4.8m x 4.2m (15'8" x 13'10")

Utility Room 2.5m x 2.5m (8'2" x 8'2")

Garage 5.16m x 4.26m (16'11" x 14'0")
*5.16m at widest point, 2.66m at narrowest.
 4.26m at longest point, 1.76m at shortest.*

Bedroom One 4.14m x 3.69m (13'7" x 12'1")

En-Suite 2.36m x 0.9m (7'8" x 3'0")

Bedroom Two 3.69m x 2.74m (12'1" x 9'0")

Bedroom Three 3.56m x 3.54m (11'8" x 11'7")

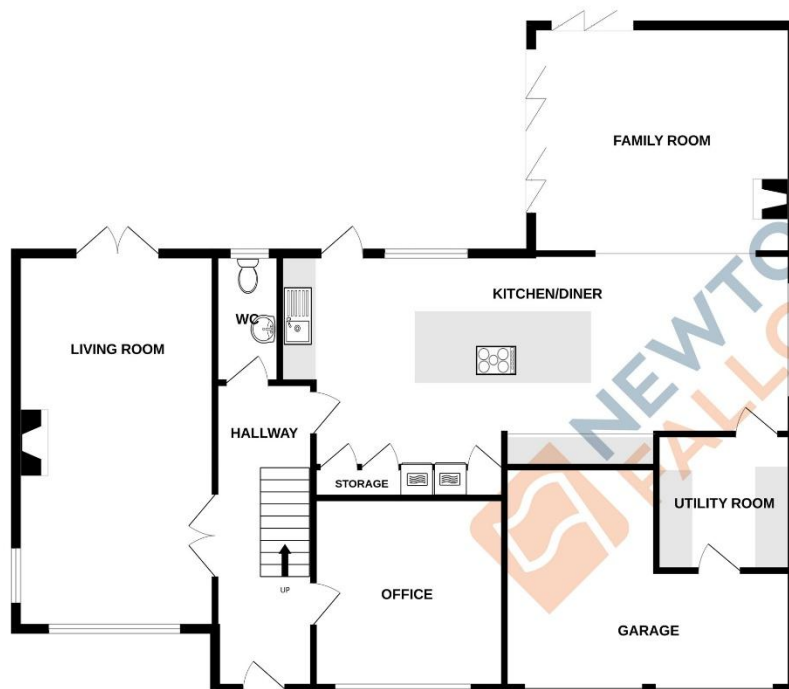
Bedroom Four 3.32m x 2.04m (10'11" x 6'8")

Family Bathroom 2.35m x 2.14m (7'8" x 7'0")

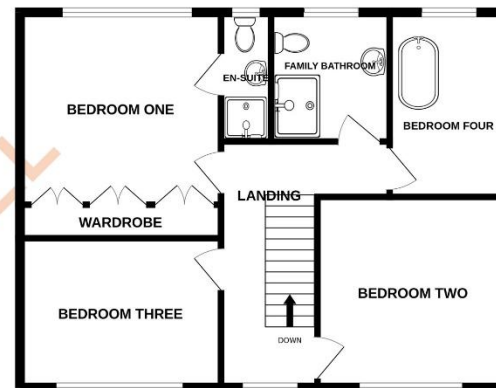




GROUND FLOOR
1388 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



ROBIN CLOSE, OAKHAM, LE15 6BT

TOTAL FLOOR AREA : 2053 sq.ft. (190.7 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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

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.