



6 Glebe Way, Oakham
£440,000

 **NEWTON FALLOWELL**

6 Glebe Way

Oakham

This substantial four bedroom detached family home presents an exceptional opportunity for buyers seeking a spacious and versatile property, offered to the market with no onward chain.

Upon entering, you are welcomed by a generous open-plan living accommodation that seamlessly connects the main reception areas, creating an inviting space ideal for both relaxing and entertaining. The layout is thoughtfully designed to offer flexibility for modern family life, with ample scope for personalisation to create a timeless, individual home. The well-proportioned bedrooms provide comfortable retreats for all family members, while the expansive living areas offer a sense of light and space throughout. The property benefits from a large integral garage and off-street parking, providing practical solutions for families with multiple vehicles or those in need of additional storage.

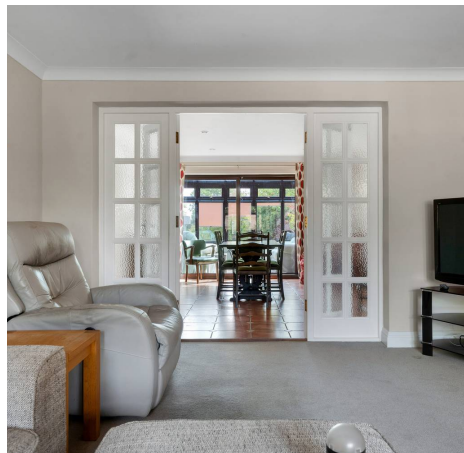
With a prominent position on a large plot, there is significant potential for extension (subject to planning permission), allowing buyers to adapt the property to suit evolving needs. The location is particularly convenient for commuters, with excellent access to Leicester and surrounding areas, ensuring connectivity for work and leisure. Families will also appreciate the proximity to well-regarded local schools and a range of amenities, making day-to-day living both easy and enjoyable.

This home represents a rare chance to secure a substantial property in a sought-after location, with the space and flexibility to create a truly special family residence. Early viewing is highly recommended to fully appreciate the scale and potential on offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

7' 0" x 5' 7" (2.14m x 1.70m)

Utility Room

7' 0" x 6' 7" (2.13m x 2.00m)

Hallway

11' 11" x 7' 10" (3.64m x 2.40m)

Living Room

18' 3" x 13' 0" (5.57m x 3.95m)

Dining Room

14' 5" x 13' 0" (4.39m x 3.95m)

Conservatory

12' 5" x 9' 8" (3.79m x 2.95m)

Kitchen

24' 3" x 11' 1" (7.40m x 3.38m)

Garage

26' 7" x 11' 8" (8.10m x 3.55m)

Study

9' 0" x 8' 2" (2.75m x 2.50m)

Bedroom One

13' 1" x 10' 8" (4.00m x 3.25m)

En-Suite

7' 3" x 5' 7" (2.20m x 1.71m)

Bedroom Two

12' 0" x 10' 7" (3.66m x 3.22m)

Bedroom Three

11' 11" x 9' 1" (3.62m x 2.78m)

Bedroom Four

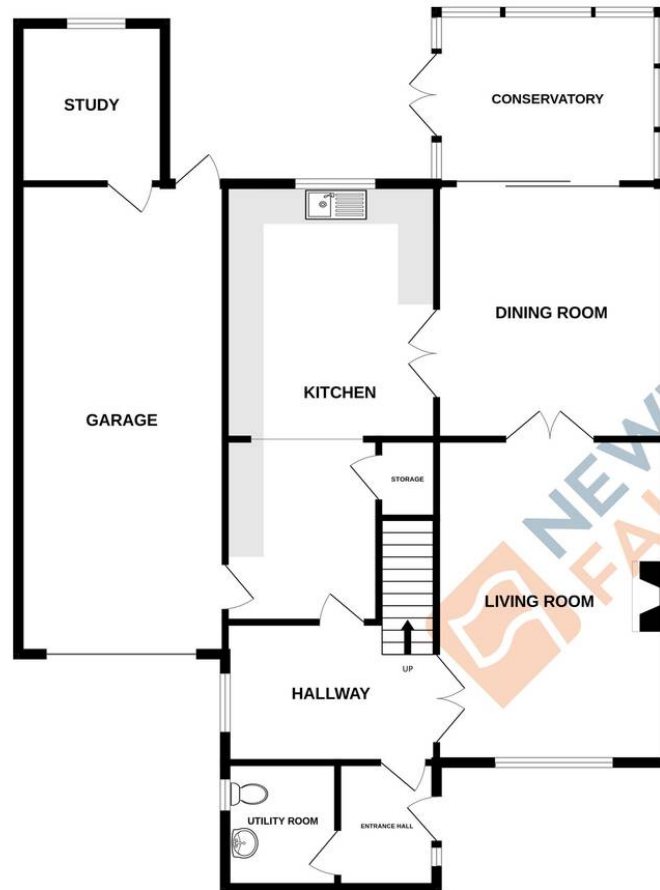
9' 1" x 7' 8" (2.77m x 2.33m)

Bathroom

7' 5" x 5' 9" (2.26m x 1.74m)



GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
678 sq.ft. (62.9 sq.m.) approx.



GLEBE WAY, OAKHAM, LE15 6LX

TOTAL FLOOR AREA : 2074 sq.ft. (192.7 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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Newton Fallowell - Oakham

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