



4 Alsthorpe Road, Oakham

In Excess of £580,000

 **NEWTON FALLOWELL**

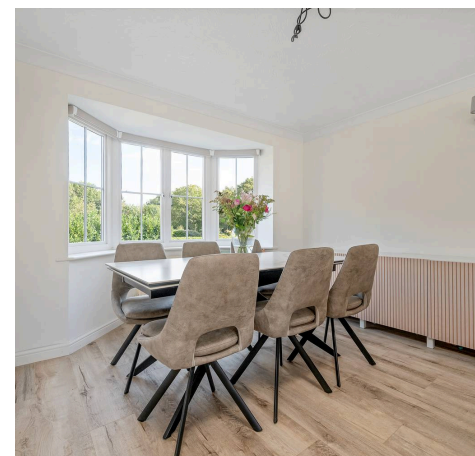
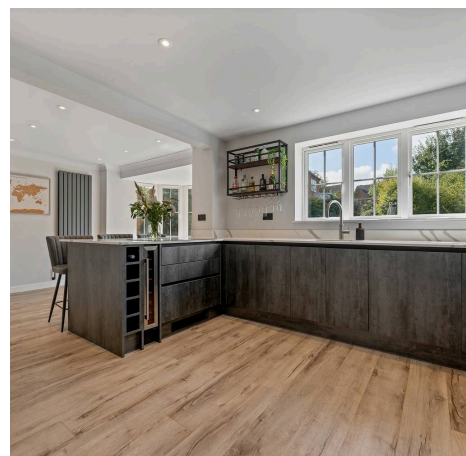
4 Alsthorpe Road

Oakham

This substantial four-bedroom detached house offers an exceptional standard of accommodation, perfectly tailored for modern family life. Recently decorated throughout, the property welcomes you with a sense of space and light, featuring an open-plan ground floor layout that seamlessly connects the main living areas. The spacious ground floor layout combines generous living proportions with an the open-plan modern kitchen / dining room. Versatile reception rooms provide ample flexibility, whether you require a dedicated playroom, formal dining space or a comfortable home office.

Upstairs, a central landing leads to four generously proportioned double bedrooms, ensuring plenty of space for all family members. The impressive master suite is a true highlight, complete with a luxurious en-suite shower room and a dedicated dressing room. With its thoughtful design and high-quality finish, this home is an ideal solution for growing families seeking comfort and flexibility. Its incredibly convenient location provides excellent access to commuter routes and highly regarded schools, making day-to-day life straightforward and stress-free.

The appeal of this property extends to its well-designed outdoor areas, where practicality and enjoyment go hand in hand. A detached double garage provides secure storage and parking, complemented by a driveway that comfortably accommodates multiple vehicles. The rear garden offers a private space for children to play or for alfresco dining during warmer months, with a lawned area and established borders creating a pleasant outlook. Whether you are relaxing with family or entertaining friends, the outdoor space is designed to be both low maintenance and inviting. With its excellent parking solutions and attractive gardens, this property truly delivers the complete package for families seeking a comfortable and convenient lifestyle.





Living Room

25' 3" x 11' 7" (7.70m x 3.54m)

Kitchen Diner

27' 6" x 10' 2" (8.37m x 3.11m)

Utility Room

6' 9" x 5' 3" (2.07m x 1.61m)

Study

11' 1" x 9' 6" (3.39m x 2.89m)

Bedroom One

13' 3" x 11' 9" (4.03m x 3.59m)

Ensuite

11' 1" x 7' 8" (3.38m x 2.33m)

Dressing Room

10' 4" x 9' 10" (3.16m x 3.00m)

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom Three

11' 1" x 9' 3" (3.38m x 2.81m)

Bedroom Four

11' 11" x 10' 6" (3.64m x 3.19m)

Bathroom

9' 5" x 7' 7" (2.86m x 2.30m)

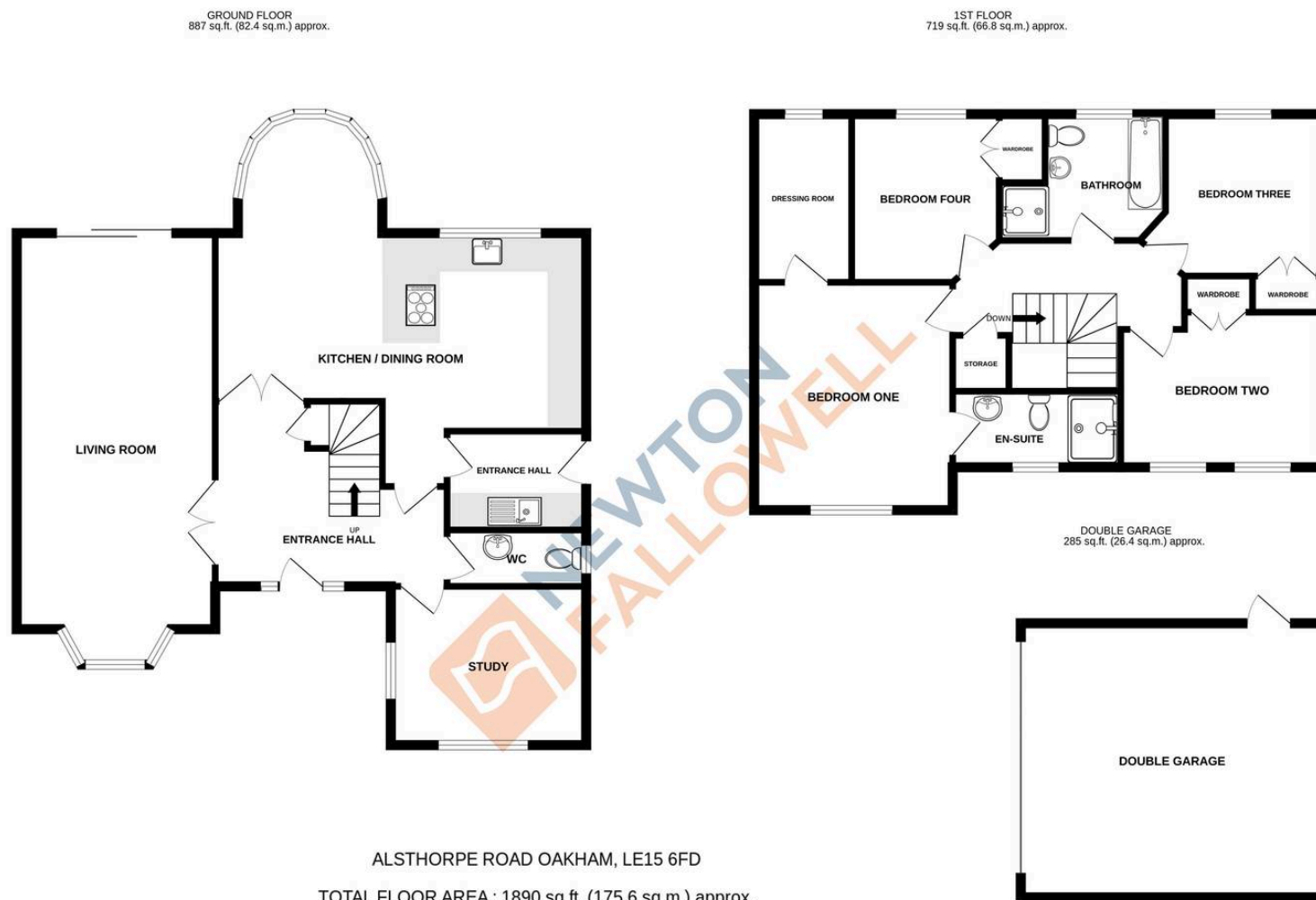
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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