



39 Welland Way, Oakham
£325,000

 **NEWTON FALLOWELL**

39 Welland Way

Oakham

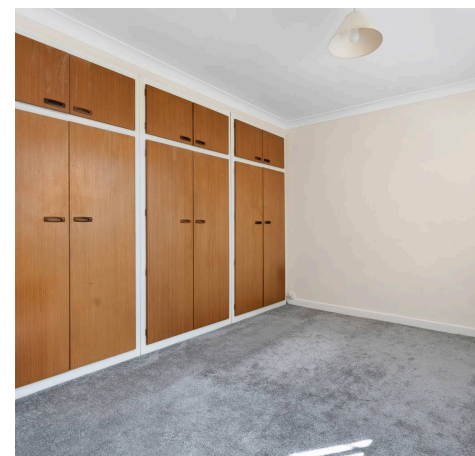
This well-proportioned three bedroom detached bungalow is offered to the market with no onward chain and occupies a highly sought-after position within easy reach of Oakham town centre.

The property presents an excellent opportunity for those seeking a home with scope for modernisation and personalisation, making it ideal for buyers wishing to create their perfect living environment.

Internally, the accommodation is arranged to provide a spacious living room, which offers a welcoming space for both relaxation and entertaining. Bedrooms One & Two are generously sized, ensuring ample room for family members or guests, whilst Bedroom Three would make the ideal space for a home office or hobby room. The kitchen area is practical and functional, with potential to update and enhance to suit individual tastes. A well-appointed bathroom serves the bedrooms, and there is additional storage throughout the property. The home benefits from a bright and airy atmosphere, enhanced by large windows that allow natural light to flood the living spaces.

Practical features include off-street parking for multiple vehicles, providing convenience for residents and visitors alike, as well as a single garage located to the rear (ideal for secure storage or additional parking). The south facing rear garden enjoys a pleasant outlook and offers a private retreat, perfect for outdoor dining and entertaining.

The bungalow's layout is well suited to those seeking single-level living, with the added advantage of generous room proportions and a flexible internal arrangement. Situated in a popular residential area, the property is just a short distance from a wide range of amenities, including shops, schools, and transport links.



Living Room

15' 11" x 14' 0" (4.86m x 4.27m)

Entrance Hall

6' 3" x 3' 10" (1.91m x 1.17m)

Kitchen

12' 2" x 8' 11" (3.70m x 2.73m)

Bedroom One

14' 0" x 9' 0" (4.27m x 2.74m)

Bedroom Two

9' 1" x 12' 0" (2.76m x 3.66m)

Bedroom Three

10' 11" x 6' 7" (3.34m x 2.00m)

Bathroom

8' 11" x 5' 7" (2.72m x 1.71m)

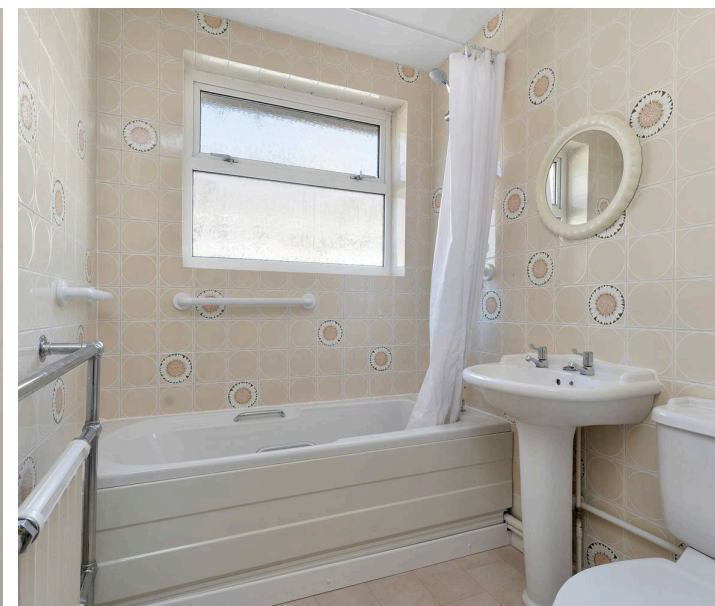
Single Garage

20' 9" x 8' 3" (6.33m x 2.51m)

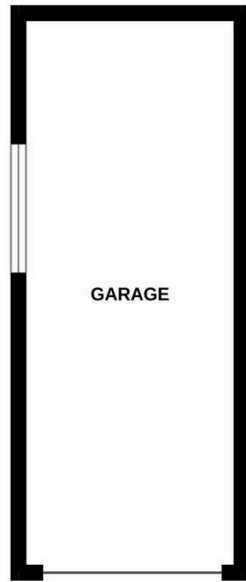
Council Tax band: C

Tenure: Freehold

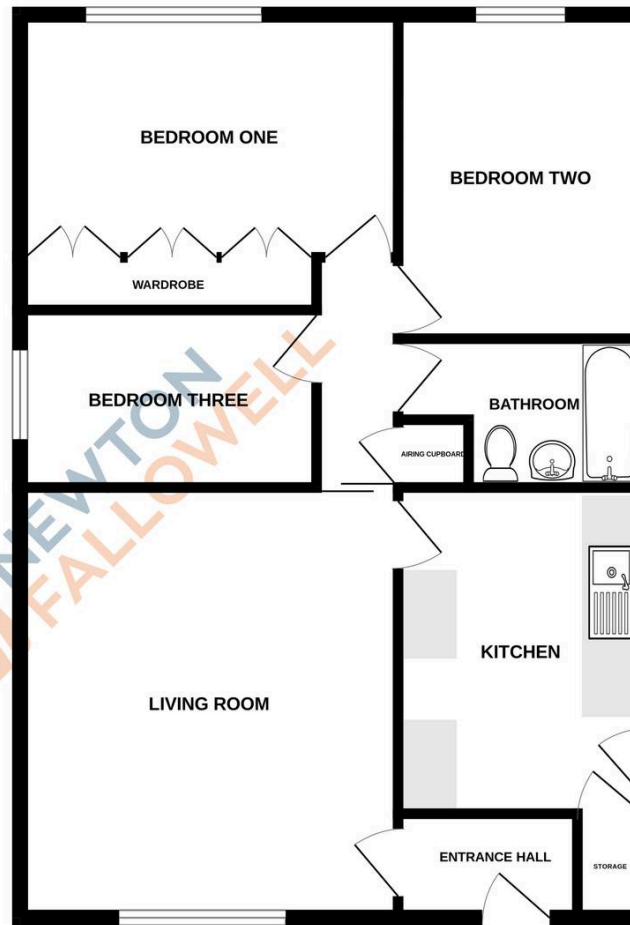
EPC Energy Efficiency Rating: E



GARAGE
171 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



WELLAND WAY OAKHAM, LE15 6SL

TOTAL FLOOR AREA: 943 sq.ft. (87.6 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.

Made with Metropix ©2026

Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

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

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.