



25 Hectors Way, Oakham

In Excess of £335,000

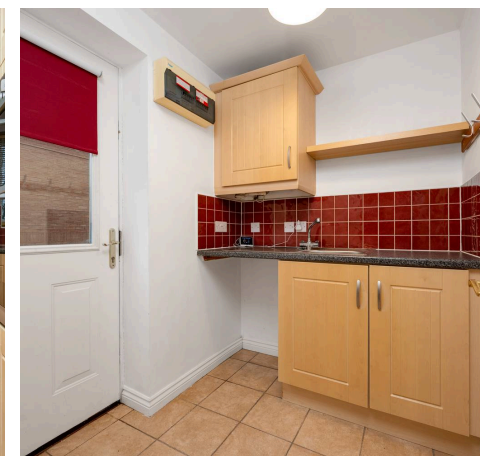
 **NEWTON FALLOWELL**

25 Hectors Way

Oakham, Oakham

Features

- Detached Four Bedroom Family Home In Popular Oakham Location
- Offered For Sale With NO ONWARD CHAIN
- Excellent Access To Local Schools, Amenities & Transport Links
- Versatile Layout, Ideal For Multi-Generational Living
- Well-Sized Kitchen With Utility Room & Ground Floor WC
- Master Bedroom And Second Bedroom With En-Suite & Separate Family Bathroom
- Recently Decorated Providing A Neutral Blank Canvas
- Off-Street Parking, Detached Garage & Private Rear Garden





Set within a highly regarded residential area of Oakham and offered to the market with NO ONWARD CHAIN, this well-presented detached family home offers versatile accommodation, excellent access to local schools and amenities. Hectors Way presents the ideal proposition for families seeking a smooth and straightforward move into their next family home.

The property is entered via a welcoming entrance hall, providing central access into the ground floor living areas. The ground floor accommodation is particularly flexible, comprising multiple reception spaces that lend themselves perfectly to modern family living. A comfortable living room sits alongside a separate dining room, while an additional study provides an ideal space for home working, hobbies, or use as a snug or playroom. The kitchen is well proportioned and complemented by a separate utility room, enhancing day-to-day practicality, alongside a ground floor WC.

To the first floor, the home offers four well-balanced bedrooms, all served by a family bathroom, with an additional en-suites to two bedrooms, ensuring excellent functionality and opportunity for multi-generational living. The layout provides ample space for growing families, guests, or those requiring flexible sleeping arrangements.

The property has been recently decorated throughout, creating a fresh, neutral interior that offers a true blank canvas - allowing incoming buyers to personalise and tailor the home to their own taste without immediate work required.



Externally, the home benefits from off-street parking for two or more vehicles, along with a detached garage providing further storage or secure parking. To the rear, an adequately sized garden, currently laid to lawn and patio, provides further utility for family life - particularly with access granted from the main living room.

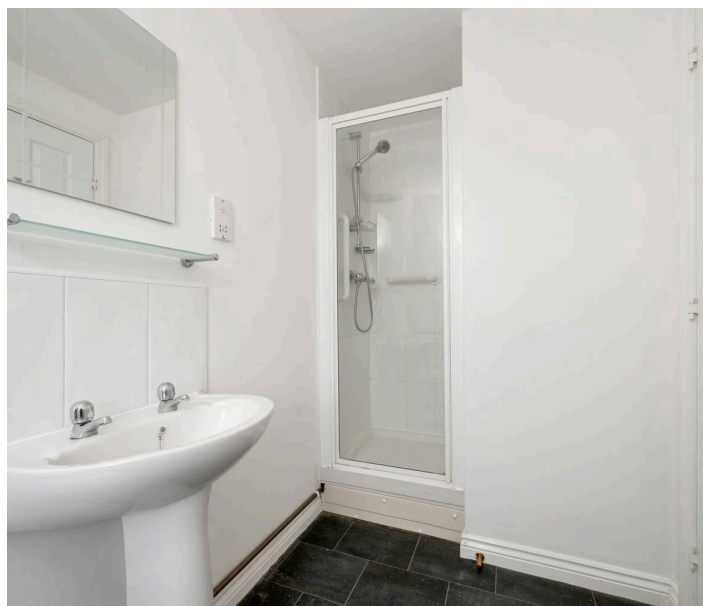
The location is particularly appealing, lying within easy reach of Oakham's popular schools, local amenities, and transport links, making it a practical and convenient base for daily life.

A well-balanced detached family home in a sought-after Oakham location, offering flexibility, space, and immediate move-in potential, with the added benefit of no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

14' 10" x 6' 0" (4.53m x 1.83m)

Dining Room

10' 6" x 9' 0" (3.19m x 2.74m)

Living Room

15' 1" x 11' 4" (4.60m x 3.46m)

Study

8' 2" x 7' 8" (2.49m x 2.33m)

Kitchen

11' 10" x 10' 8" (3.60m x 3.26m)

Utility Room

7' 1" x 5' 11" (2.16m x 1.80m)

WC

7' 2" x 2' 3" (2.19m x 0.69m)

Bedroom One

12' 4" x 9' 11" (3.77m x 3.02m)

En-Suite Shower Room

6' 11" x 6' 0" (2.12m x 1.83m)

Bedroom Two

11' 9" x 10' 10" (3.57m x 3.30m)

2nd En-Suite Shower Room

6' 11" x 6' 0" (2.12m x 1.83m)

Bedroom Three

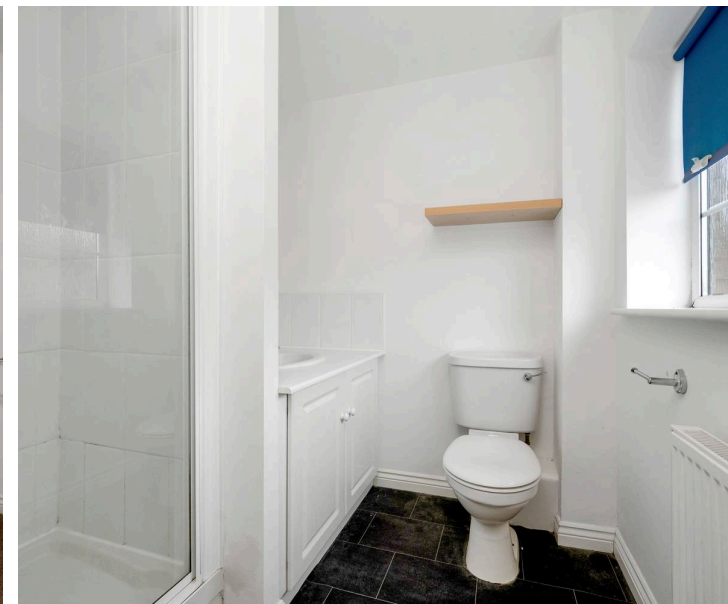
10' 6" x 8' 2" (3.19m x 2.49m)

Bedroom Four

9' 0" x 8' 2" (2.74m x 2.49m)

Bathroom

7' 3" x 5' 5" (2.22m x 1.66m)



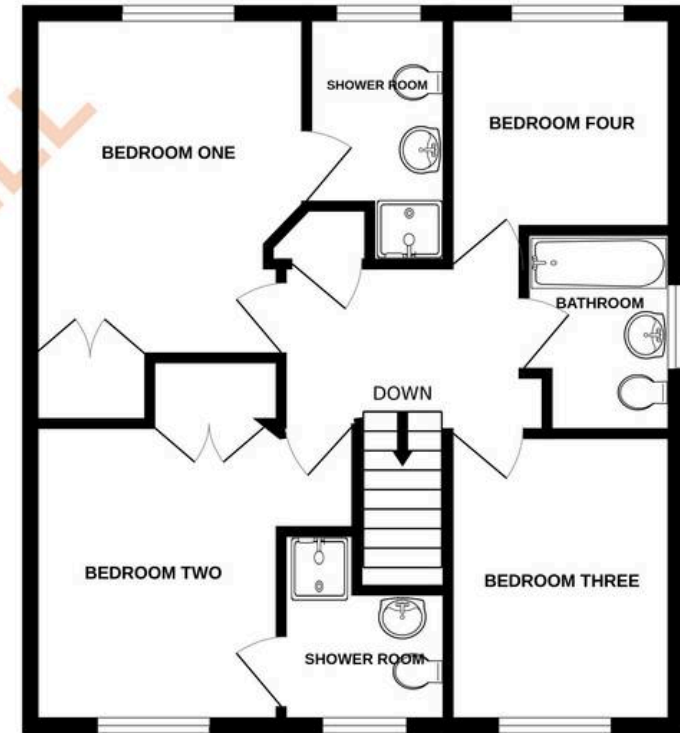
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



OUTSIDE
157 sq.ft. (14.5 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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 ©2025

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.



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.