



55 West Road, Oakham

In Excess of £425,000

 **NEWTON FALLOWELL**

55 West Road

Oakham

This beautifully presented four-bedroom Victorian family home offers an exceptional opportunity for those seeking spacious and versatile accommodation, with the added benefit of no onward chain. The property seamlessly blends period features, including high ceilings, original fireplaces, and decorative cornicing, with modern enhancements to create a welcoming and comfortable living environment. The ground floor boasts a generous open plan living and dining area, ideal for family gatherings and entertaining guests, while the stylishly appointed kitchen provides ample storage and workspace. Upstairs, four well-proportioned bedrooms ensure plenty of space for family or guests, complemented by two contemporary shower rooms finished to a high standard. The property also offers significant scope for future extension and conversion of existing outbuildings, making it an excellent choice for buyers looking to tailor the space to their needs. Located within easy reach of Oakham town centre and the train station, this home combines convenience with timeless charm.

The outside space is a true highlight of this property, featuring a deceptively large rear garden that provides a perfect setting for outdoor entertaining, relaxation, and family activities. Mature shrubs, established borders, and generous dimensions provide a private yet versatile garden, while a paved patio area is ideal for al fresco dining during the warmer months. The garden also offers excellent potential for keen gardeners or those wishing to further landscape or personalise the space. Additional outbuildings (currently used for storage) present further opportunities for conversion, perhaps as a home office, studio, or workshop, subject to the necessary consents.

To the front, the property is set back from the road with a charming approach, and there is convenient access to local amenities, schools, and transport links.

Council Tax band: D

Tenure: Freehold





Entrance Hall

6' 0" x 5' 0" (1.84m x 1.53m)

Lounge

16' 5" x 11' 11" (5.00m x 3.63m)

Dining Room

16' 5" x 14' 5" (5.00m x 4.39m)

Kitchen

17' 8" x 12' 7" (5.39m x 3.83m)

WC

7' 9" x 2' 7" (2.37m x 0.79m)

Utility Room

7' 11" x 4' 6" (2.42m x 1.38m)

Store Room

19' 8" x 6' 7" (6.00m x 2.00m)

Bedroom One

17' 5" x 12' 3" (5.32m x 3.73m)

Bedroom Two

16' 6" x 8' 11" (5.03m x 2.71m)

Bedroom Three

11' 1" x 9' 10" (3.39m x 3.00m)

Bedroom Four

13' 1" x 6' 8" (3.99m x 2.04m)

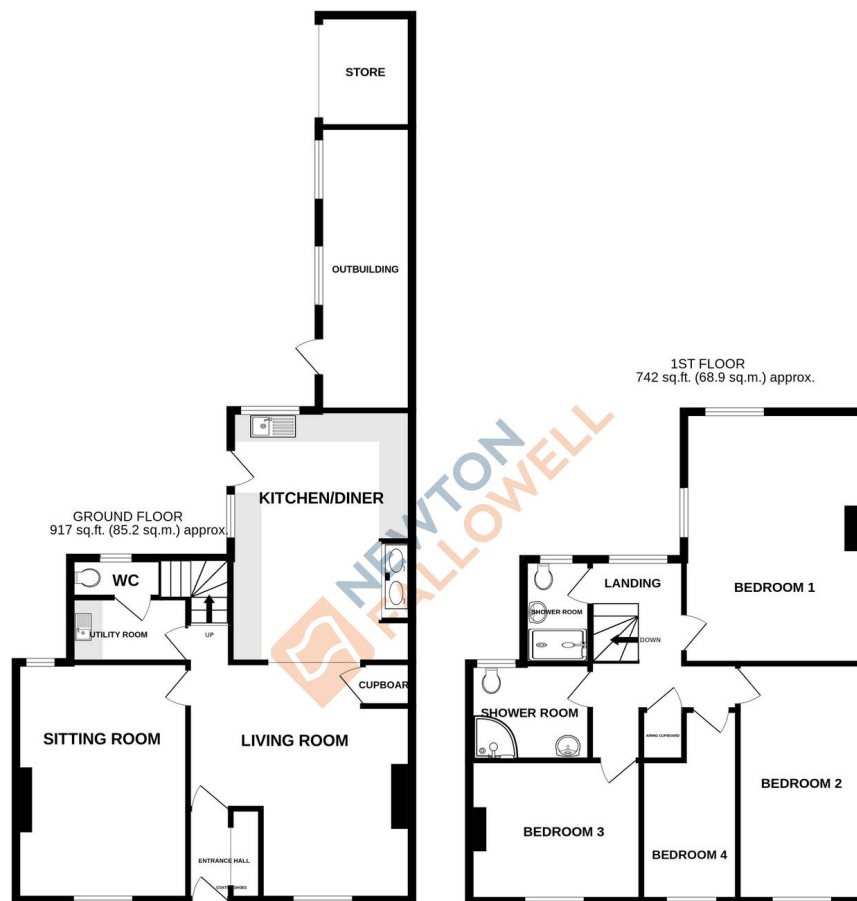
Bathroom

1' 4" x 5' 2" (0.41m x 1.58m)

Shower Room

7' 4" x 4' 7" (2.23m x 1.39m)





WEST ROAD, OAKHAM, LE15 6LT

TOTAL FLOOR AREA: 1659 sq.ft. (154.1 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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