



4 Ribble Walk, Oakham
£180,000

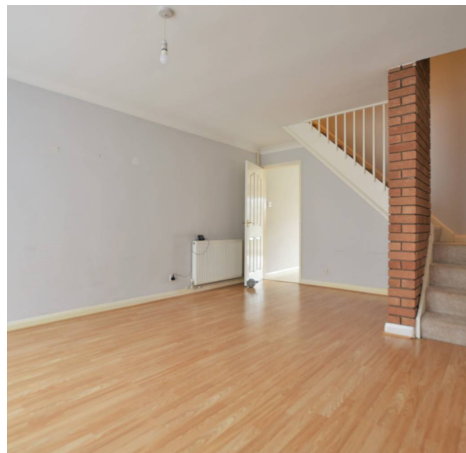
 **NEWTON FALLOWELL**

4 Ribble Walk

Oakham

This two bedroom terraced home offers an excellent opportunity for families and first-time buyers seeking a spacious and well-maintained home in a quiet cul-de-sac location. The property is initially entered into the porch area with useful shoe storage. The porch leads to a generous living room that provides a welcoming and bright space for relaxation and entertaining as well as stairs to the first floor. The well-proportioned kitchen diner is at the rear of the property, with ample room for a dining table, plentiful floor and wall units and direct access to the garden. Upstairs the accommodation includes a three piece family bathroom and two double bedrooms, both offering comfortable accommodation with plenty of natural light. The layout is thoughtfully designed to maximise living space, creating a warm and inviting atmosphere throughout. The house is conveniently situated within walking distance of the town centre and a range of local amenities, making it perfect for those who value both peace and accessibility.

Outside, the property benefits from a single garage, providing secure storage or parking, as well as one allocated car parking space directly in front of the garage. The enclosed rear garden offers a private retreat, ideal for outdoor dining, gardening or simply enjoying the fresh air. The cul-de-sac setting ensures minimal traffic and a safe environment for children and pets. We would highly recommend an internal viewing of this property to truly appreciate the accommodation on offer.



**Entrance Hall**

4' 1" x 3' 8" (1.24m x 1.12m)

Living Room

16' 10" x 11' 10" (5.13m x 3.61m)

Kitchen/Breakfast Room

14' 9" x 11' 10" (4.49m x 3.61m)

First Floor Landing

11' 10" x 7' 8" (3.61m x 2.34m)

Bedroom One

13' 11" x 11' 10" (4.24m x 3.61m)

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.06m)

Bathroom

8' 0" x 6' 8" (2.44m x 2.02m)

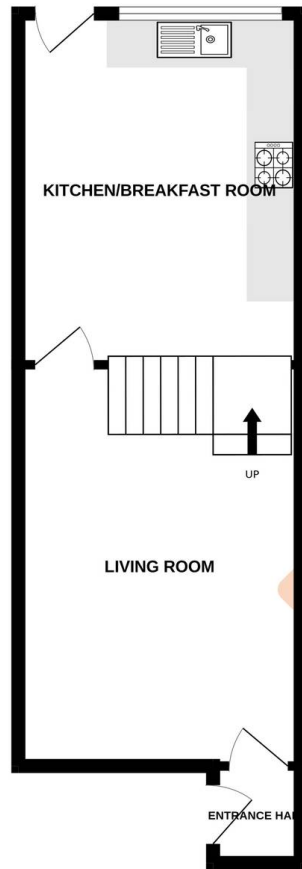
Council Tax band: B

Tenure: Freehold

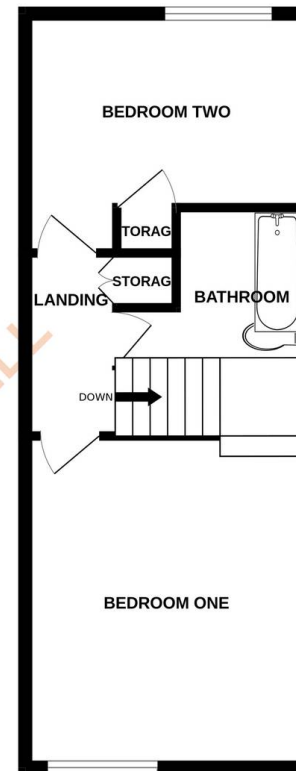
EPC Energy Efficiency Rating: D



GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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