



11 Browning Road, Oakham

In Excess of £285,000

 **NEWTON FALLOWELL**

11 Browning Road

Oakham

This superb three bedroom semi-detached home is ideally situated in a popular Oakham location, close to local amenities, schools, and transport links. The property offers flexible and stylish accommodation, perfect for both downsizers and first time buyers.

Upon entering, you are welcomed by a bright and airy open-plan ground floor living area, seamlessly connecting the lounge and dining spaces. The newly installed kitchen is presented to an excellent standard, featuring contemporary units & quality worktops, making it a practical and sociable space for every-day living.

Upstairs, the property boasts two generously sized double bedrooms, each offering ample space for furnishings and storage. The third bedroom provides versatility, making it ideal as a nursery, home office, or guest room. The family shower-room is well-appointed, complementing the overall high standard of the home. A rear conservatory extends the living space, providing a tranquil spot to relax and enjoy views of the garden.

Outside, the property benefits from a mature and well-maintained rear garden, offering a private retreat for outdoor dining, gardening, or play. At the front, there is a neat driveway leading to an integral garage, which offers excellent storage or the potential for future conversion (subject to necessary consents).

The front garden is attractively landscaped, as well as providing practical off-street parking, contributing to the property's welcoming kerb appeal. This attractive home combines modern living with desirable outside space, making it an ideal choice for a wide range of buyers seeking comfort, flexibility, and a sought-after Oakham address.





Living Room

16' 3" x 11' 1" (4.96m x 3.37m)

Utility Room

8' 2" x 7' 3" (2.49m x 2.20m)

Garage

16' 0" x 8' 2" (4.88m x 2.50m)

Bedroom One

11' 5" x 9' 11" (3.49m x 3.03m)

Bedroom Two

11' 5" x 9' 11" (3.49m x 3.03m)

Bedroom Three

7' 11" x 7' 1" (2.42m x 2.17m)

Conservatory

8' 2" x 8' 4" (2.50m x 2.55m)

Kitchen / Dining Room

17' 2" x 9' 1" (5.23m x 2.76m)

Council Tax band: C

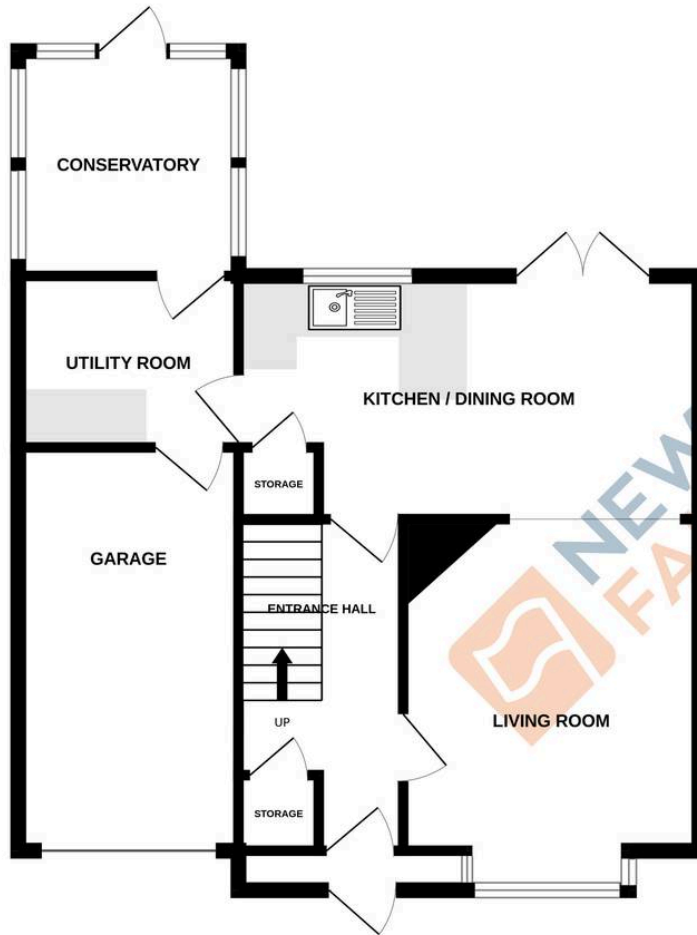
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



BROWNING ROAD, OAKHAM, LE15 6LQ

TOTAL FLOOR AREA : 995 sq.ft. (92.4 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.