



7 Robin Close, Oakham, LE15 6BT

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Private & Desirable Cul-De-Sac Position
- Beautifully Presented & Upgraded Detached Home
- Open-Plan Kitchen / Dining Room With Central Island
- Stunning Dual-Aspect Family Living Room
- Four Well-Proportioned & Versatile Bedrooms
- Principal Suite With Dressing Area & En-Suite
- Utility Room & Ground Floor Cloakroom
- Driveway Parking for 3+ Cars & Garage Storage
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£550,000





This immaculate four bedroom family home occupies a particularly desirable position within a quiet and private cul-de-sac in and has been thoughtfully reconfigured and upgraded to create a highly sociable, well-balanced family home, ideally suited to modern living.

The accommodation is introduced via a welcoming entrance hall, which immediately sets the tone for the quality and presentation found throughout. To the rear, the property has been enhanced to form an impressive open-plan kitchen / dining room, clearly designed as the central hub of the home. This space combines contemporary cabinetry, generous work surfaces and a central island, with ample room for dining and everyday family interaction. Glazed doors and a bay-style projection draw in excellent natural light while providing a strong connection to the garden, reinforcing the lifestyle focus of the layout.

Complementing this, a generously proportioned dual-aspect living room offers a more relaxed reception space, benefiting from good natural light and a balanced layout, ideal for both family use and entertaining. Practical elements have been carefully considered, with part of the double garage converted to create a useful utility room and ground floor cloakroom, enhancing the functionality of the home without compromising storage.

To the first floor, the accommodation continues to impress. The principal bedroom is particularly well-appointed, featuring a neatly arranged dressing area and a modern en-suite shower room, creating a defined and comfortable private suite. The remaining bedrooms are all well-proportioned and versatile, suitable for a range of uses including family bedrooms, guest accommodation or home working. A contemporary family bathroom serves these rooms, completing the internal accommodation.

Externally, the property benefits from a well-maintained, south-easterly facing rear garden, offering a private and manageable outdoor space with a paved seating area and lawn, well-suited to both relaxation and entertaining. To the front, a driveway provides off-road parking and access to the remaining garage storage.

The location is a key feature, positioned just a short distance from extensive open green spaces, providing an ideal environment for families and outdoor recreation, while remaining conveniently placed for Oakham's amenities and schooling.





Room Dimensions

Kitchen / Dining Room 7.31m x 5.75m (24'0" x 18'11")

Living Room 7.7m x 3.54m (25'4" x 11'7")

Utility Room 2.31m x 2.31m (7'7" x 7'7")

Cloakroom 1.79m x 1.67m (5'11" x 5'6")

Bedroom One 4.45m x 3.6m (14'7" x 11'10")

Dressing Room 1.93m x 1.74m (6'4" x 5'8")

En-Suite 3.5m x 2.15m (11'6" x 7'1")

Bedroom Two 3.5m x 3.36m (11'6" x 11'0")

Bedroom Three 3.16m x 2.76m (10'5" x 9'1")

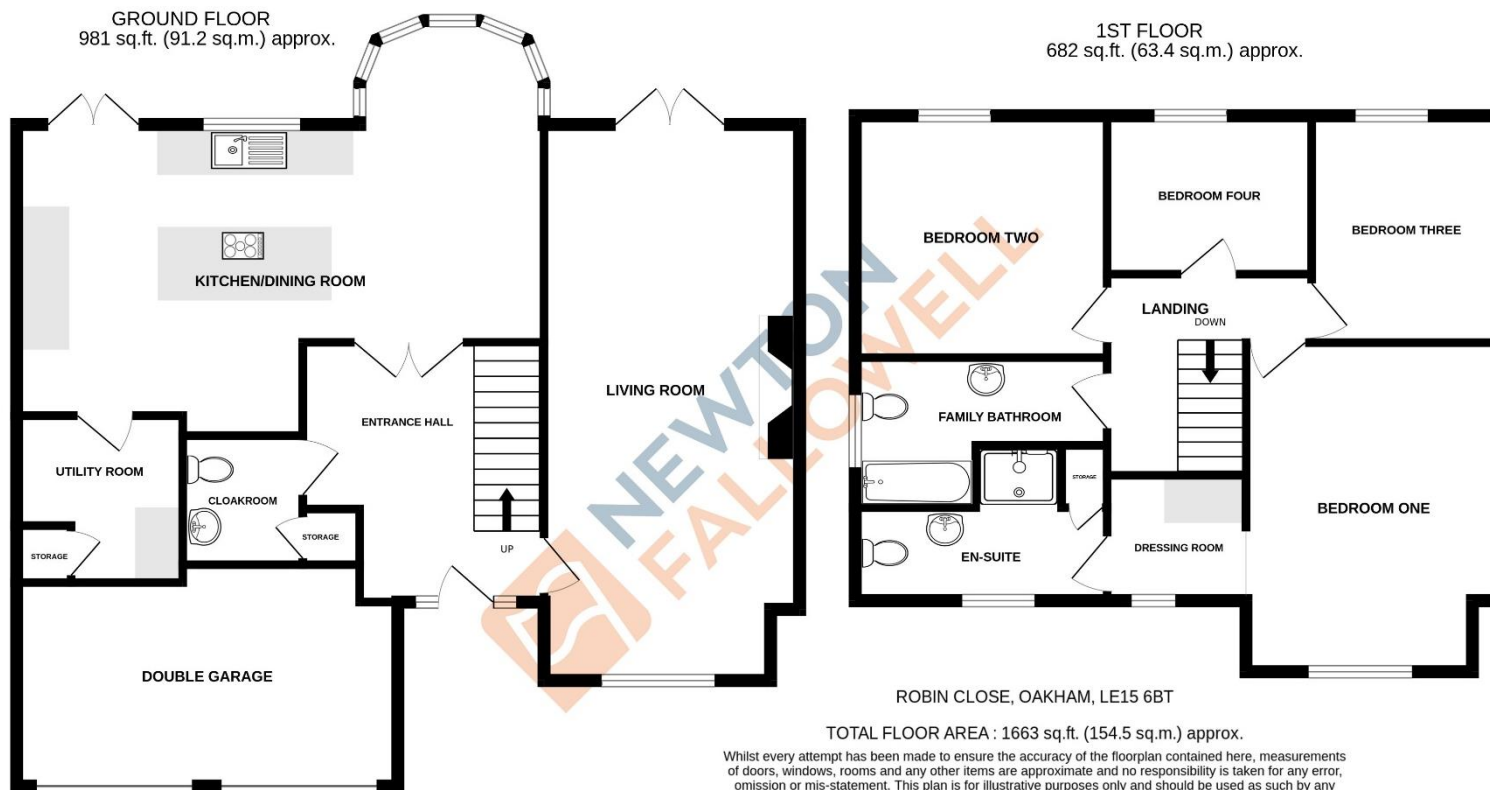
Bedroom Four 2.84m x 2.2m (9'4" x 7'2")

Family Bathroom 3.5m x 2.06m (11'6" x 6'10")

Double Garage 5.33m x 3.05m (17'6" x 10'0")







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

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.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.