



Normanton Road

Edith Weston, Oakham, LE15 8HD

Price Guide £325,000

Richardson

Normanton Road

Edith Weston, Oakham, LE15 8HD

Nestled in the charming village of Edith Weston, with glimpse of Rutland Water from the first floor bedroom, this established semi-detached home on Normanton Road offers a wonderful opportunity for both families and investors alike. Set on a generous corner plot, the home boasts FULL PLANNING PERMISSION for a side extension, allowing for an impressive open plan kitchen living/dining room and the remodelling to include an ensuite shower room to the master bedroom. The proposed plan shows a layout of entrance porch, entrance hall, the large open plan kitchen living/dining room, separate living room, cloakroom/shower and utility. To the first floor are three bedrooms with the master bedroom having an ensuite shower room. The property is situated within a 3 minute walk to both the village shop and the south shore of Rutland Water where cycle hire, fishing and café are located.

Planning Permission

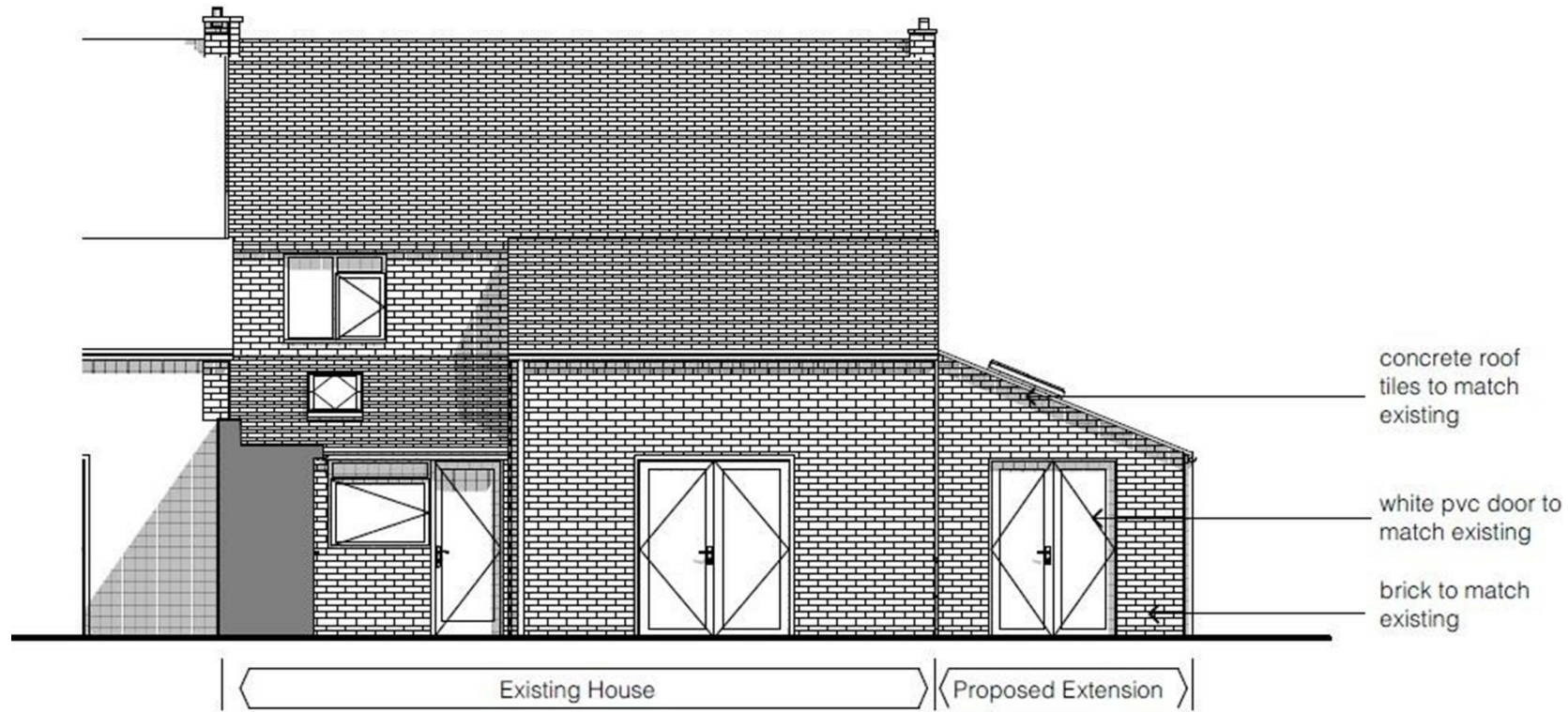
Rutland County Council Granted Full Planning Permission dated 19th March 2026, subject to conditions, for a single storey side extension. Create shower room within part of existing first floor bedroom, under Planning Reference 2026/0071/FUL. Full details along with drawings are available from the Rutland Council planning portal.

Current property accomodation

Entrance porch

Entrance hall

Dining room
9'10" x 10'5" (3m x 3.2m)





- Lounge
16'4" x 11'5" (5m x 3.5m)
- Kitchen
14'3" x 5'6" (4.35m x 1.68m)
- Inner hallway
- Shower room
- Rear lobby/utility
10'7" x 5'6" (3.25m x 1.68m)
- First floor landing
- Bedroom
16'4" x 10'5" (5m x 3.2m)

Proposed Floor Plan

- Bedroom
11'5" x 7'4" (3.48m x 2.26m)
- Bedroom
10'9" x 8'6" (3.3m x 2.6m)

External details

The property stands on a large corner plot with a wrap around garden with useful brick built store and workshop 4.3m x 2m and a short driveway to a sectional detached garage 4.8m x 2m.

Tenure

Freehold and offered with NO CHAIN

Services

All main services connected

Council Tax

Rutland District Council Tax Band C

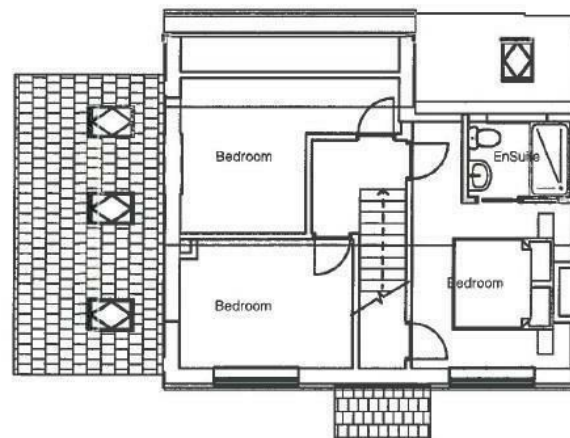
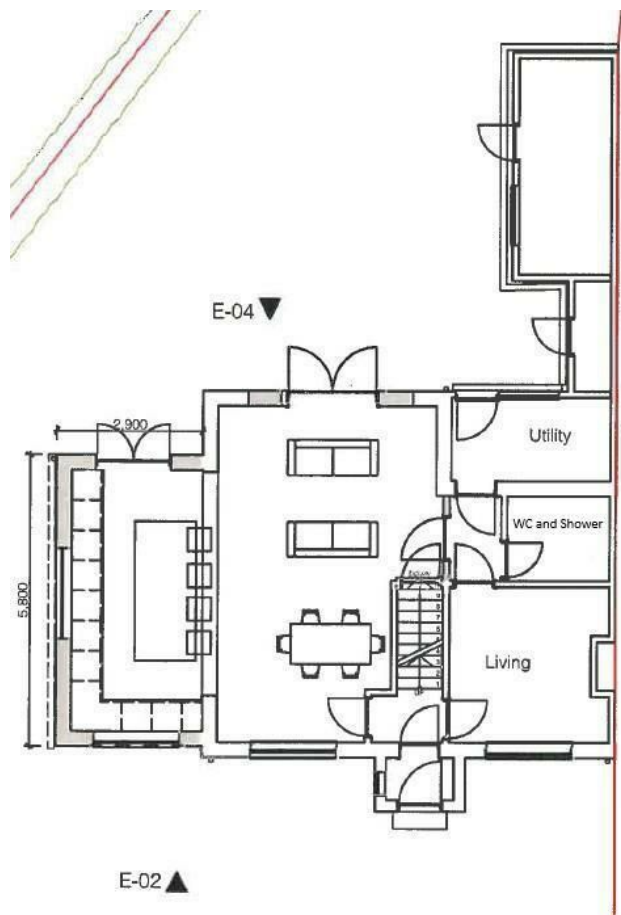
Communication

According to Ofcom: Superfast Full Fibre is available

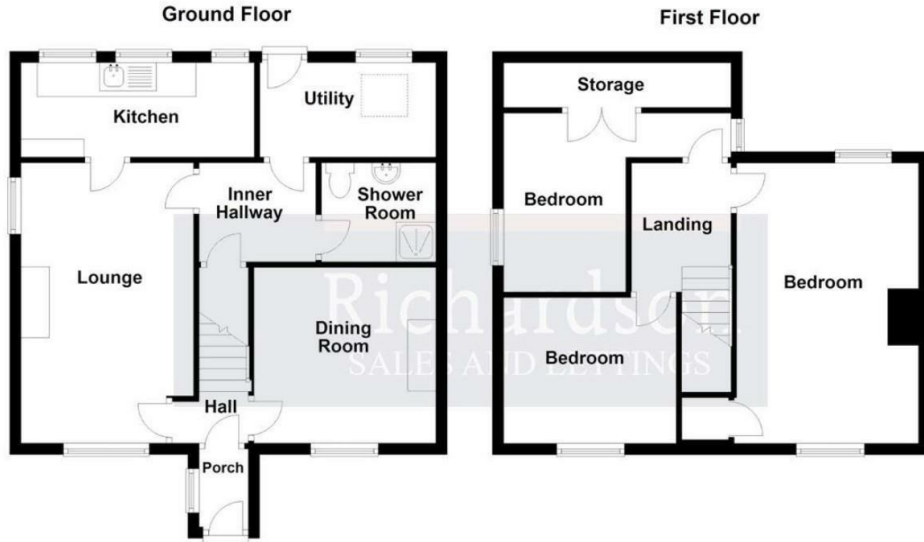
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing

Telephone appointment with Richardson
post@richardsonsurveyors.co.uk



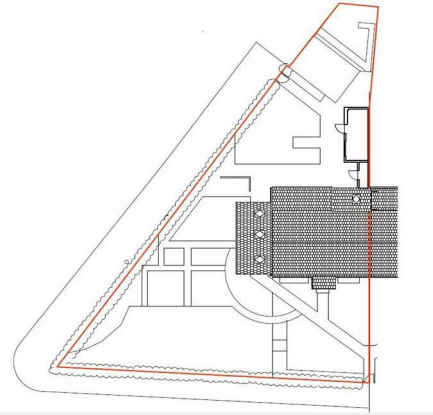
Floor Plan



Site Plan



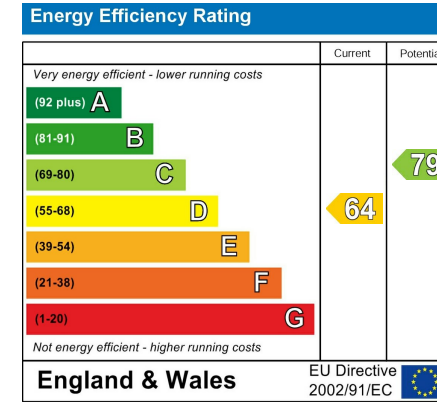
Block Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433