

24 Viking Street, Oakham

In Excess of £435,000

NEWTON FALLOWELL

24 Viking Street

Oakham

This nearly new four bedroom detached house offers a rare opportunity to secure a family home in superb condition throughout. With a family friendly layout, open-plan spaces and practical features, the property combines contemporary living with the flexibility needed for everyday life.

Four excellent bedrooms provide generous accommodation, while an en-suite to the master bedroom adds a welcome touch of privacy. The layout is designed to support the demands of a busy household, with open-plan areas creating a sense of connection between spaces. These versatile rooms offer scope for relaxing, spending time together and accommodating the changing needs of family life.

Presented in superb condition, the home offers the appeal of a nearly new property, with a fresh and contemporary feel throughout. Its detached design and four bedroom accommodation make it an attractive choice for those seeking a home with room to grow.

Each of the four bedrooms offers flexibility, whether required for family members, guests or alternative uses to suit individual needs. The master bedroom benefits from its own en-suite, providing a convenient private space alongside the well-planned bedroom accommodation. The additional bedrooms offer further options for a growing family or for those who would appreciate a dedicated room for working from home.

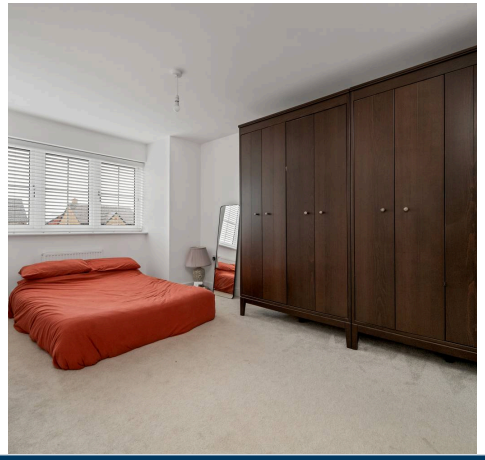
Together, these features help to keep everyday routines running smoothly while allowing the main living spaces to be enjoyed to their full potential. The combination of open-plan living and separate bedroom accommodation offers a balance between shared spaces and opportunities for privacy. Whether enjoying a quiet evening at home, welcoming guests or managing the routines of family life, the property provides a versatile setting for a range of lifestyles.

The nearly new condition adds to the appeal, offering buyers the opportunity to enjoy a contemporary home that has been maintained to a superb standard. With four excellent bedrooms, an en-suite master



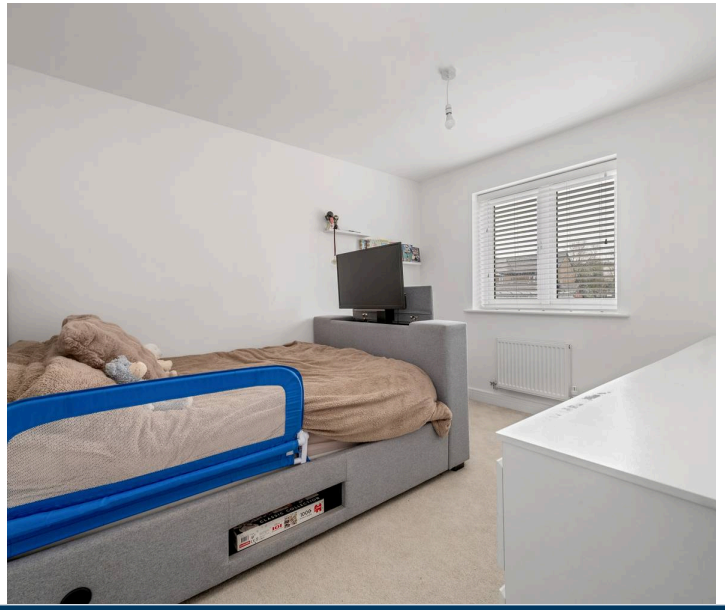












Kitchen
10' 1" x 8' 10" (3.07m x 2.68m)

Dining Area
14' 6" x 12' 4" (4.43m x 3.75m)

Living Room
16' 4" x 11' 1" (4.98m x 3.39m)

Utility Room
5' 10" x 5' 5" (1.77m x 1.65m)

Bedroom One
13' 0" x 9' 5" (3.95m x 2.86m)

Bedroom Two
10' 11" x 8' 8" (3.32m x 2.63m)

Bedroom Three
9' 8" x 9' 6" (2.94m x 2.90m)

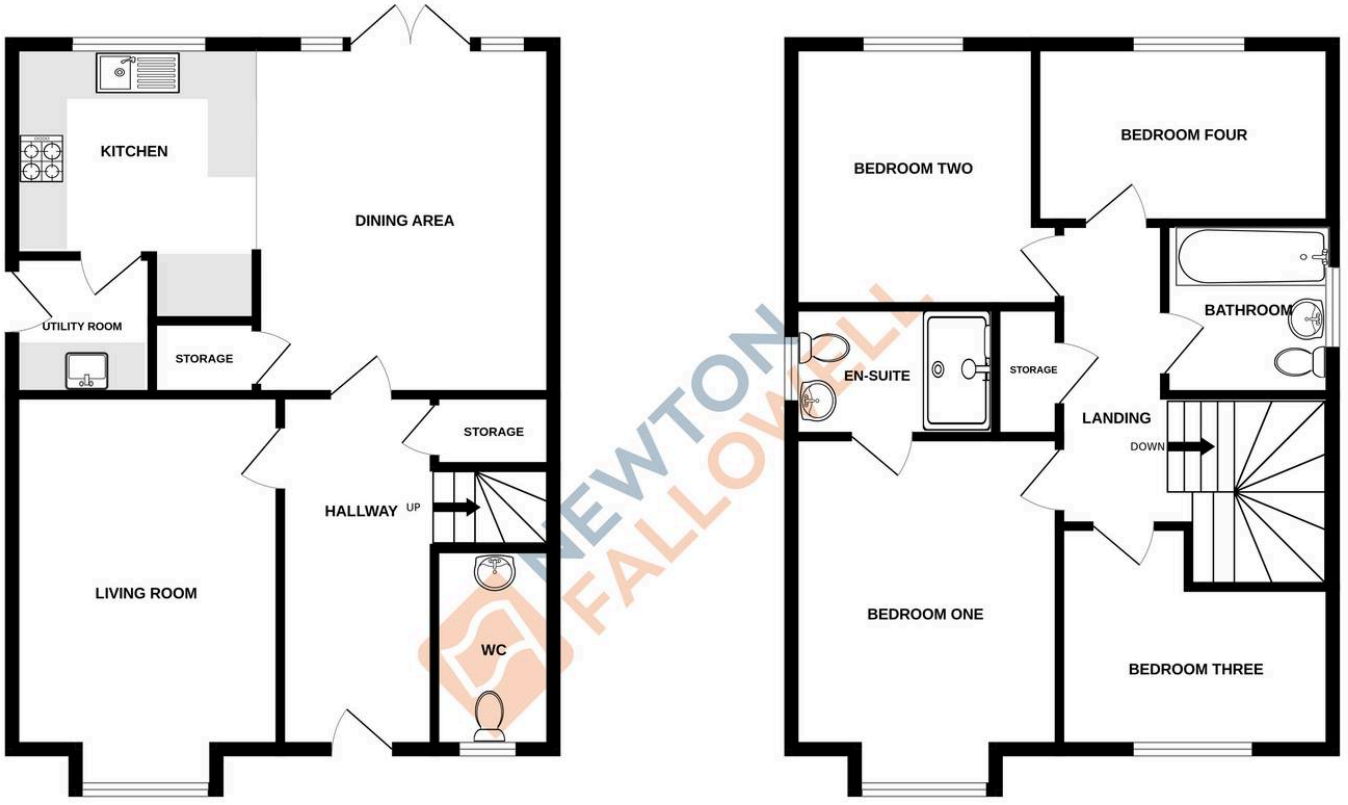
Bedroom Four
10' 3" x 7' 5" (3.12m x 2.25m)

Residents Management Company

The property is liable to pay an annual charge for the maintenance and upkeep of the common areas within the development. We are advised that the current charge is £289 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



IKING STREET, OAKHAM - LE15 6GP

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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

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.