



1 Lethbridge Close, Oakham  
£675,000

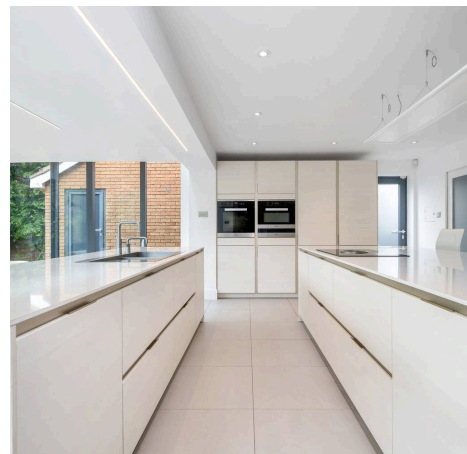
 **NEWTON FALLOWELL**

# 1 Lethbridge Close

Oakham

## Features

- Exceptional Four Bedroom Family Home
- A Truly Individual Property In A Highly Sought After Area
- An Exciting Opportunity For Growing Families
- Four Bedrooms Including En-Suite To Master
- Generous Reception Rooms With Additional Ground Floor Study
- Private Location With Proximity To Oakham Town Centre
- Scope For Further Expansion & Development
- Double Garage & Off Street Parking For Multiple Vehicles

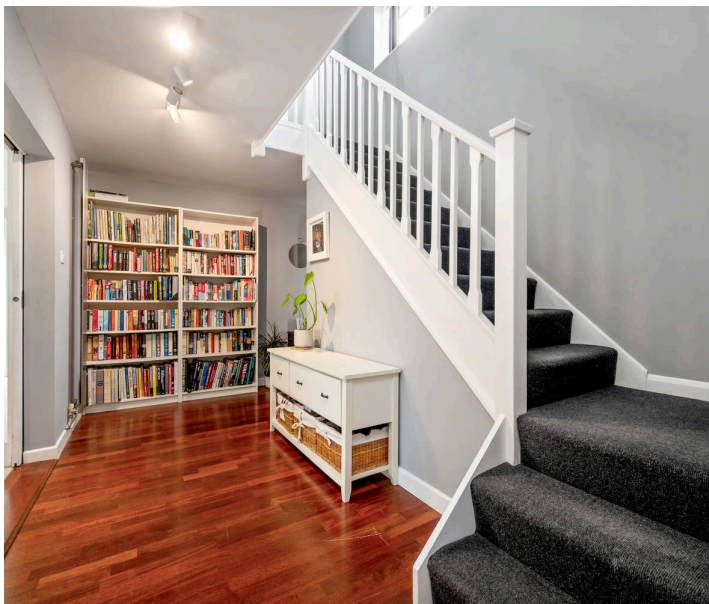




This exceptional four bedroom detached house presents a rare opportunity to acquire a truly individual family home in a highly sought after area, just a short distance from Oakham town centre.

Designed with versatility, family living, and comfort in mind, the property offers a spacious and flexible layout that is perfect for growing families. The entrance hall leads to generously proportioned reception rooms, including a dual aspect living room an additional ground floor study, before leading into the heart of the home; a truly individual, high-specification kitchen / dining room.

The well-appointed kitchen / dining room is finished to an immaculate standard and enjoy panoramic views across the rear garden whilst seamlessly flowing onto the rear the patio - a design which encompasses true al-fresco living.



The four upstairs bedrooms are well-proportioned and include an impressive master suite with en-suite shower room. The remaining bedrooms are accessed via the central landing and are served by a contemporary family bathroom. With scope for further expansion and development (subject to the necessary consents), this property offers the perfect blend of immediate comfort and future potential.



Outside, the property enjoys a private position, set back from the road and approached via a spacious driveway that provides off-street parking for multiple vehicles. The double garage offers secure storage, added practicality, and further parking options.

The plot offers a good degree of privacy, with established planting providing screening from neighbouring properties. There is ample space for children to play, as well as for keen gardeners to enjoy. With its generous outside space and convenient proximity to Oakham's amenities, this property represents an outstanding opportunity for those seeking a well-located family home with both immediate appeal and exciting possibilities for the future.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



**Kitchen/Dining Room**

23' 8" x 22' 9" (7.21m x 6.94m)

**Living Room**

20' 11" x 12' 0" (6.37m x 3.65m)

**Utility Room**

8' 7" x 7' 4" (2.62m x 2.24m)

**Office**

9' 3" x 7' 6" (2.82m x 2.29m)

**WC**

5' 6" x 2' 10" (1.68m x 0.86m)

**First Floor Landing**

10' 7" x 8' 8" (3.22m x 2.64m)

**Bedroom One**

13' 8" x 10' 3" (4.16m x 3.12m)

**Bedroom Two**

13' 3" x 12' 2" (4.03m x 3.71m)

**Bedroom Three**

12' 2" x 7' 6" (3.72m x 2.28m)

**Bedroom Four**

9' 5" x 7' 5" (2.87m x 2.25m)

**Ensuite**

9' 4" x 5' 5" (2.85m x 1.64m)

**Bathroom**

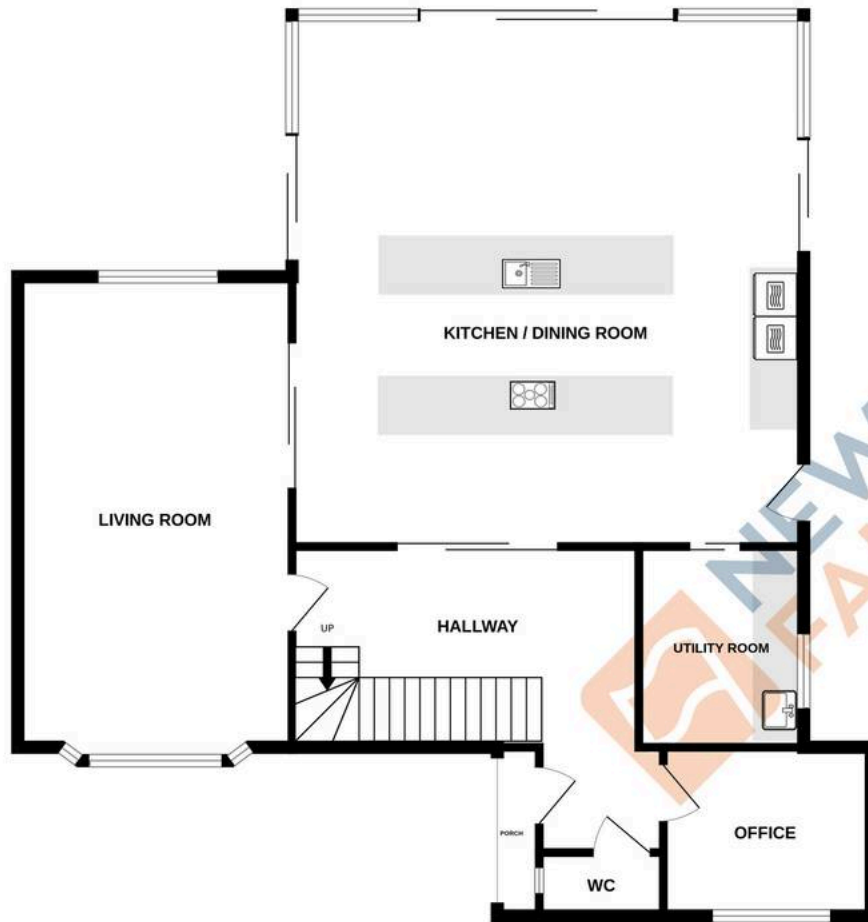
9' 5" x 5' 5" (2.87m x 1.64m)

**Garage**

16' 2" x 16' 1" (4.93m x 4.89m)



GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.9 sq.m.) approx.



LETHBRIDGE CLOSE OAKHAM, LE15 6UJ

TOTAL FLOOR AREA : 1856 sq.ft. (172.5 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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