

11 Tolethorpe Close, Oakham

In Excess of £700,000

NEWTON FALLOWELL

11 Tolethorpe Close

Oakham

This exceptional five bedroom detached house presents a rare opportunity to acquire a truly impressive family home situated in a highly sought-after and private position, just minutes from Oakham town centre. Designed with growing families in mind, the property offers an abundance of flexible living space, including a generous central hallway with a striking staircase leading to five excellent bedrooms.

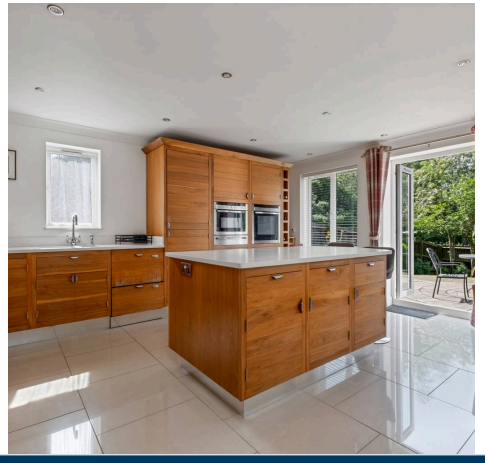
The heart of the home is the stunning kitchen and dining room, which is thoughtfully laid out to accommodate both every-day family life and entertaining on a grand scale. The kitchen features quality fittings and ample storage, seamlessly flowing into the dining area for ease and sociability.

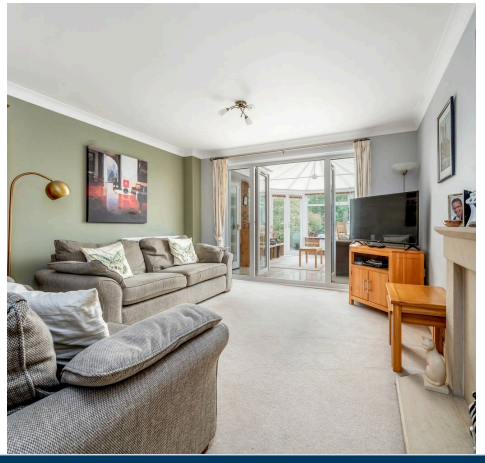
There are multiple reception rooms, including a bright and airy rear conservatory that provides an inviting space for relaxation or gatherings, a large living room and a ground-floor study.

The five well-proportioned bedrooms offer comfortable accommodation, with two benefiting from modern en-suite bathrooms, while the remaining bedrooms are served by a stylish family bathroom. Practicality is further enhanced by an integral double garage and a front driveway providing ample parking for multiple vehicles. Throughout, the property is finished to a high standard, combining timeless design elements with contemporary touches to create a warm and welcoming atmosphere.

This impressive home is perfectly suited for those seeking space, comfort, and convenience in a quiet yet accessible location, making it an ideal choice for families looking to settle in one of Oakham's most desirable areas.









Entrance Hall
15' 10" x 10' 6" (4.83m x 3.20m)

Ground Floor WC
6' 10" x 3' 4" (2.08m x 1.02m)

Study
11' 8" x 7' 10" (3.56m x 2.39m)

Living Room
17' 11" x 11' 8" (5.46m x 3.56m)

Conservatory
15' 3" x 10' 4" (4.65m x 3.15m)

Kitchen / Dining Room
27' 1" x 16' 0" (8.26m x 4.88m)

Utility Room
11' 10" x 5' 6" (3.61m x 1.68m)

Library
8' 6" x 6' 6" (2.59m x 1.98m)

Bedroom One
14' 11" x 11' 7" (4.55m x 3.53m)

En-Suite (1)
6' 1" x 4' 6" (1.85m x 1.37m)

Bedroom Two
12' 10" x 12' 1" (3.91m x 3.68m)

En-Suite (2)
6' 0" x 5' 4" (1.83m x 1.63m)

Bedroom Three
14' 1" x 11' 3" (4.29m x 3.43m)

Bedroom Four
12' 8" x 8' 1" (3.86m x 2.46m)

Bedroom Five
10' 10" x 9' 0" (3.30m x 2.74m)



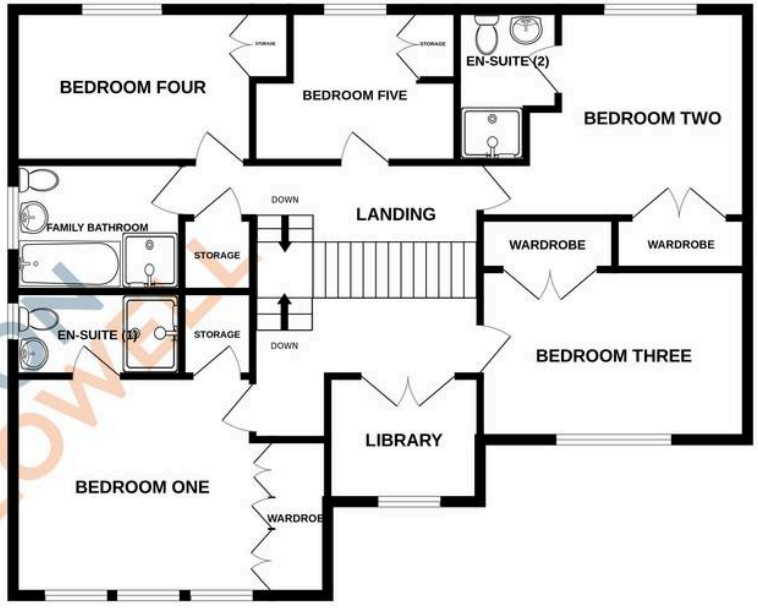




GROUND FLOOR
1473 sq.ft. (136.8 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 2517 sq.ft. (233.8 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

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