



Asking Price £825,000 | Freehold  
Northgate, Oakham LE15 6QR







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- Beautiful Period Home
  - Town Centre Home
  - Five Bedrooms
  - Open Plan Dining/Family/ Kitchen
  - Three Further Reception Rooms
  - Period Features
  - Landscaped Gardens
  - Driveway parking
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Dating back to circa 1700, this exceptional period property, which is unlisted, blends historical charm with modern family living. Set over two floors with an additional attic room, the home offers generous proportions, high ceilings, and a wealth of original features throughout. Located within easy walking distance of Oakham School and Town.

Upon entering, you're welcomed by an original tiled hallway and an impressive oak staircase. The ground floor boasts a warm and inviting snug with Open Fire, and a separate sitting room also with an open fireplace - perfect for cosy evenings. The heart of the home is the spacious open-plan dining kitchen, ideal for entertaining, which opens to a versatile family room which overlooks the garden. A walk-in pantry, separate utility room, and downstairs cloakroom add practicality, while a bright conservatory and a separate office provide flexible living options for modern lifestyles

The first floor offers four generously sized bedrooms, including a principal bedroom featuring an original stone fireplace. A stylish four-piece family bathroom completes this level. Stairs lead to the fifth bedroom /attic room, currently dressed as a bedroom, study and chill out area which providing an excellent additional living or workspace.













Outside, the property enjoys a mature front garden with wrought iron railings and a stone boundary wall, alongside a private driveway. The rear garden is fully enclosed, offering a lawned area, paved patio ideal for al fresco dining, an outbuilding, and a charming courtyard.

This rare and characterful home is a true gem, combining timeless elegance with space and versatility for the modern family.





### Ground Floor

Approx. 149.2 sq. metres (1606.3 sq. feet)



### First Floor

Approx. 91.7 sq. metres (987.0 sq. feet)



### Second Floor

Approx. 24.2 sq. metres (260.2 sq. feet)



Total area: approx. 265.1 sq. metres (2853.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

## Key Information

Local Authority

Council Tax  
Band = F

Tenure  
Freehold

EPC  
Rating = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



### Osprey Oakham Sales

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