

Normanton Road

Edith Weston, Oakham, LE15 8HD

Price Guide £325,000

Richardson

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Situated in the popular Rutland village of Edith Weston, this established semi-detached home on Normanton Road offers excellent potential for modernisation. The front porch leads to an entrance hall, with access to two reception rooms, the larger opening into the kitchen. To the rear is a shower room and utility room, with access to the garden.

The first floor offers three well-proportioned double bedrooms, two with integrated storage.

Occupying a generous corner plot, the property benefits from wrap-around gardens, useful brick built store, workshop and a sectional detached garage.

Full planning permission is also in place for a single storey side extension, incorporating an open-plan kitchen/ living/ dining room, separate living room, shower room and utility, together with an en-suite to the principal bedroom.

The village shop and south shore of Rutland Water are approximately a three-minute walk away, with cycle hire, fishing and a café nearby. Oakham and Stamford are also within easy reach.

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)

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 wrap-around gardens, useful brick built store, workshop 4.3m x 2m and a sectional detached garage 4.8m x 2m.

Tenure
Freehold and offered with NO CHAIN

Services
All main services connected. Gas central heating.

Council Tax
Rutland District Council Tax Band C

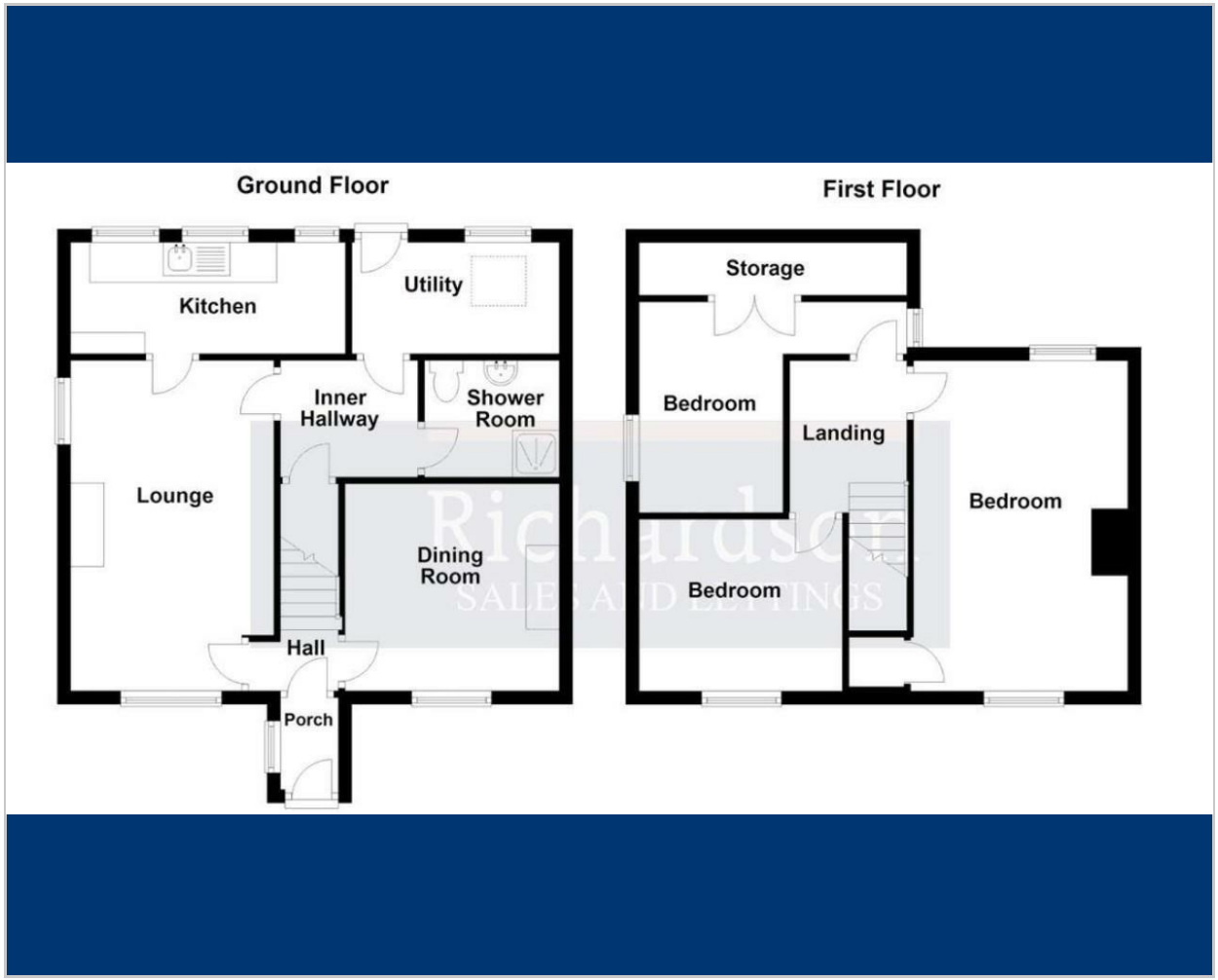
Communication
According to Ofcom: Superfast Full Fibre is available
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk





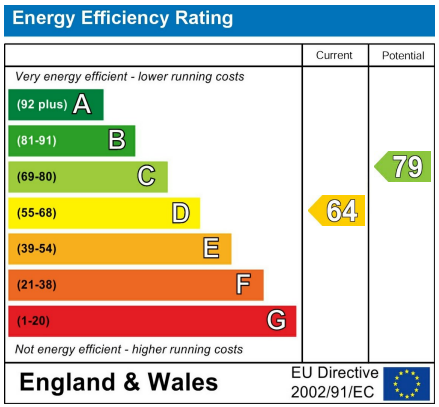
Floor Plan



Area Map



Energy Efficiency Graph



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