



17 Alexander Crescent, Oakham, LE15 6LA

 **NEWTON FALLOWELL**



3 1 3

## Key Features

- Spacious Three Bedroom Home
- Popular Location Close to Amenities
- Well Presented Throughout
- Generous South Facing Rear Garden
- Modern Kitchen Breakfast Room
- Ideal Crescent Location
- Separate Reception Rooms
- Early Viewing Advised
- EPC Rating C

£280,000





Set within a popular area of Oakham, this three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a family property with scope to personalise and expand. Enjoying a generous south facing rear garden and easy access to local schools, shops, and amenities, the home offers both immediate comfort and long-term potential.

The ground floor is thoughtfully arranged to suit modern living. A welcoming hallway leads to a spacious living room positioned at the front of the property. Adjoining this is a separate dining room, which opens into a light-filled sunroom/further reception room—ideal for entertaining or enjoying garden views year-round. The kitchen/breakfast room is fitted with ample cabinetry and offers practical access to the attached tandem garage, adding further versatility. A downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms. Bedroom one and bedroom two are generous doubles, with bedroom three offering a single bedroom ideal for a nursery, home office, or guest accommodation. These are served by a contemporary family bathroom with a three-piece suite.

Externally, the standout feature of the home is the sizeable south facing rear garden, offering excellent potential for landscaping, family activities, or future extension (subject to necessary planning consents). The front of the property includes off-street parking and a tandem garage for added convenience.

Located on Alexander Crescent, the home benefits from close proximity to highly regarded schools, the town centre, and Oakham's mainline train station—making it ideal for families and commuters alike. This is a rare opportunity to acquire a well-positioned home with significant potential in one of Oakham's most popular areas.

Entrance Hallway 4.83m x 1.03m (15'10" x 3'5")

WC 1.44m x 0.79m (4'8" x 2'7")

Living Room 4.87m x 3.36m (16'0" x 11'0")

Dining Room 2.9m x 2.67m (9'6" x 8'10")

Sun Room 3.2m x 2.56m (10'6" x 8'5")

Kitchen/Breakfast Room 3.53m x 2.61m (11'7" x 8'7")

Garage 9.39m x 2.56m (30'10" x 8'5")

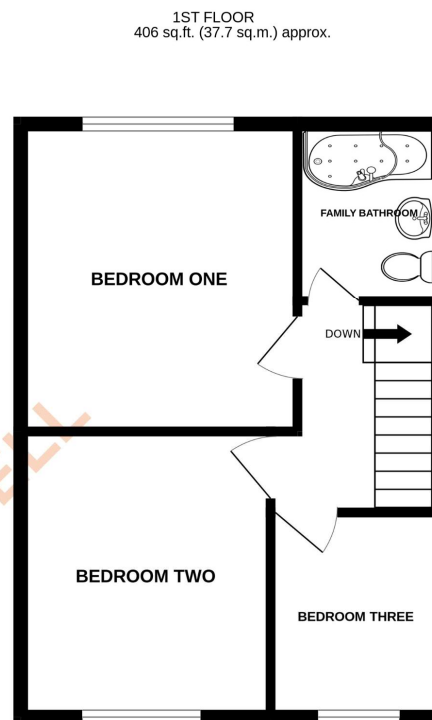
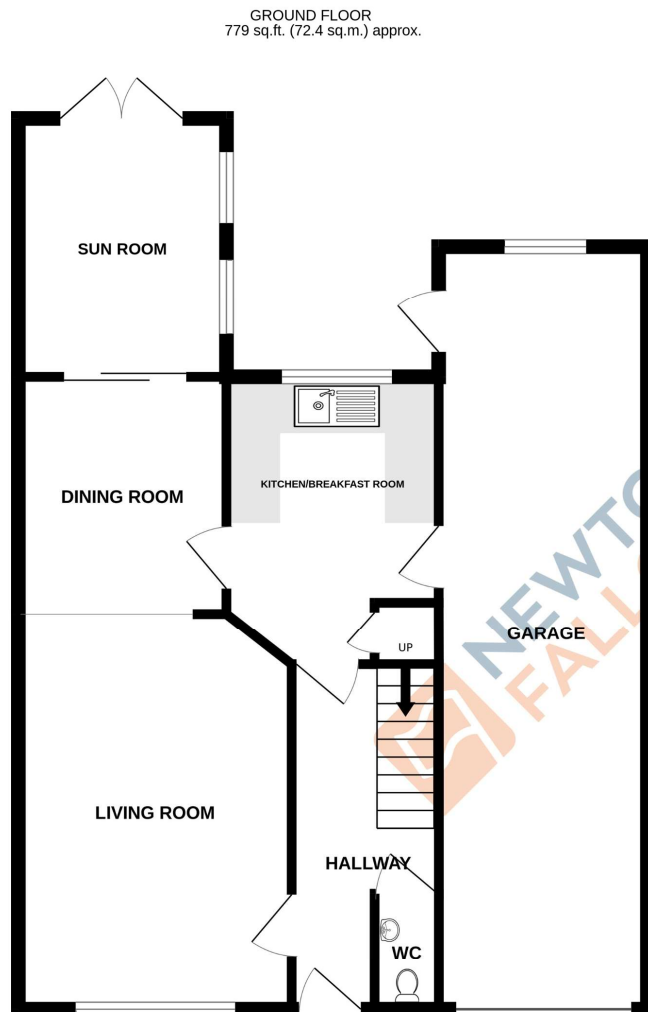
Bedroom One 3.8m x 3.4m (12'6" x 11'2")

Bedroom Two 3.52m x 3.07m (11'6" x 10'1")

Bedroom Three 2.54m x 2.15m (8'4" x 7'1")

Bathroom 2.22m x 1.88m (7'4" x 6'2")





ALEXANDER CRESCENT, OAKHAM, LE15 6LA

TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### 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.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.