



19 Willow Crescent, Oakham, LE15 6EQ

 **NEWTON FALLOWELL**



Key Features

- Tasteful Two Bedroom Maisonette
- Private Ground Floor Entrance
- Off-Street Parking With Single Garage
- Fully Enclosed & Well-Established Private Garden
- Two Spacious Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Generous Living Accommodation With Feature Electric Stove
- Practical Ground Floor Utility Room
- EPC Rating C
- Leasehold

£165,000





Presented to the market in excellent condition, this attractive two-bedroom maisonette benefits from its own private entrance, an established private garden, and off-street parking for two vehicles. Offering generous proportions throughout, the home provides comfortable and versatile living space, ideal for first-time buyers, downsizers, or investors.

The ground floor is arranged to include a welcoming hallway leading to a useful utility room, perfect for laundry and additional storage. Stairs rise to the first floor, where the main living accommodation unfolds. The spacious living room enjoys a bright dual-aspect position, creating a light and airy feel. The modern kitchen is fitted with a range of units and integrated appliances, offering ample space for cooking and dining.

Two well-sized bedrooms provide comfortable sleeping arrangements, with the layout completed by a stylish bathroom, fitted with a traditional three-piece suite.

Externally, the property enjoys a private, well-established garden, ideal for outdoor entertaining, as well as a front driveway suitable for two vehicles and a single garage, complete with electric door and electrical supply.

A rare opportunity to acquire a spacious maisonette with outside space and parking in a sought-after Rutland location, just a short distance from Oakham's amenities, train station, and local schools.





Room Measurements

Utility Room 2.8m x 1.52m (9'2" x 5'0")

Kitchen 4.2m x 2.2m (13'10" x 7'2")

Living Room 4.2m x 3.2m (13'10" x 10'6")

Bedroom One 3.7m x 3.4m (12'1" x 11'2")

Bedroom Two 3.6m x 3.2m (11'10" x 10'6")

Bathroom 3.4m x 1.5m (11'2" x 4'11")

Leasehold Information

The property benefits from a 125 year lease granted in 1986 with approximately 86 years remaining. We are advised that the owner currently pays a ground rent charge of £10 yearly.

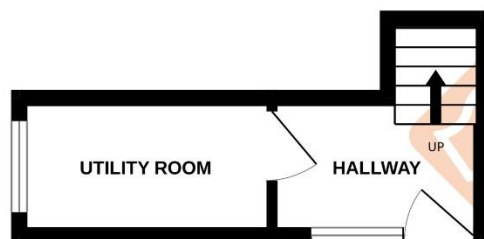


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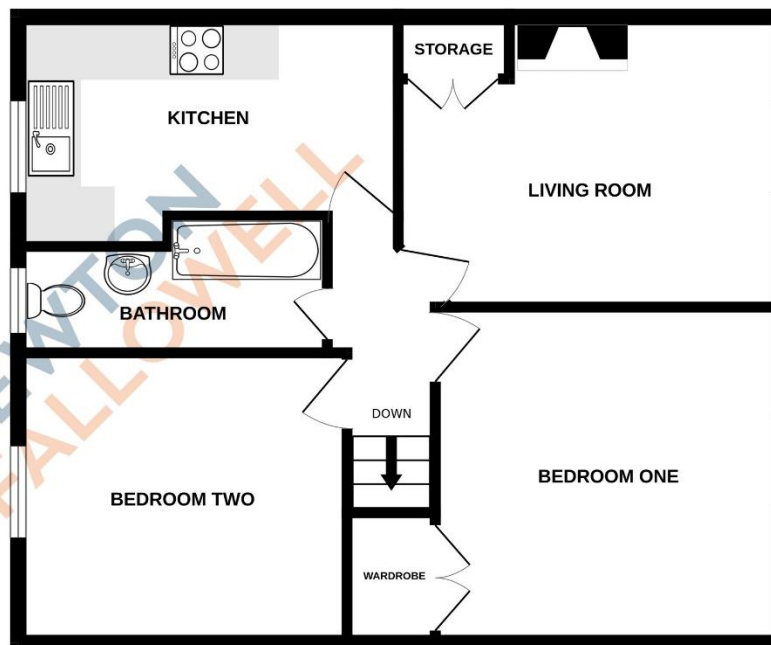
TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

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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GROUND FLOOR
92 sq.ft. (8.6 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: A

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.

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