



67 Alexander Crescent, Oakham, LE15 6LA

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi-Detached Family Home
- Three Excellent Bedrooms Including Two Doubles
- Modern & Recently Decorated Living Spaces
- Convenient Access To Integral Garage, With Scope For Conversion
- Enclosed Rear Garden, Ideal For Young Children
- Off-Street Parking For Multiple Vehicles
- Envious Proximity To Local Schools
- EPC Rating D
- Freehold

Offers in excess of £275,000





Conveniently positioned within the popular Alexander Crescent, this well-presented three-bedroom semi-detached family home offers spacious and versatile living just a short walk from highly regarded schools and local amenities. Offered to the market with a recent cosmetic and decorative uplift, this property represents an excellent opportunity for families or buyers seeking a comfortable home in a peaceful yet convenient setting.

The accommodation has been thoughtfully arranged to provide a natural flow and generous proportions throughout. From the entrance porch, a welcoming hallway leads into a bright and airy living room with a large front-facing window. The open-plan design continues through to the dining area, creating a wonderful family and entertaining space that enjoys views over the rear garden. The kitchen/breakfast room is fitted with a range of wall and base units and offers direct access to both the rear garden and integral garage, enhancing practicality and everyday convenience.

Upstairs, the property features three well-proportioned bedrooms alongside a fully fitted family bathroom. Each room benefits from good natural light and flexible space to suit family living or home working.

Externally, the home occupies a pleasant, well-tended plot with a private driveway providing off-street parking for two or more vehicles, leading to an integral single garage. The enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining, entertaining, or relaxing in a quiet setting.

A superb opportunity to acquire a modern family home in a highly sought-after area of Oakham, combining comfortable living, a practical layout, and excellent local access. Early viewing is strongly recommended to fully appreciate the potential and appeal of this property.





Room Measurements

Entrance Hall 5.17m x 1.84m (17'0" x 6'0")

Living Room 4.88m x 3.29m (16'0" x 10'10")

Dining Room 2.9m x 2.64m (9'6" x 8'8")

Kitchen 5.19m x 2.69m (17'0" x 8'10")

First Floor Landing 2.94m x 1m (9'7" x 3'4")

Bedroom One 3.39m x 3.01m (11'1" x 9'11")

Bedroom Two 3.31m x 2.94m (10'11" x 9'7")

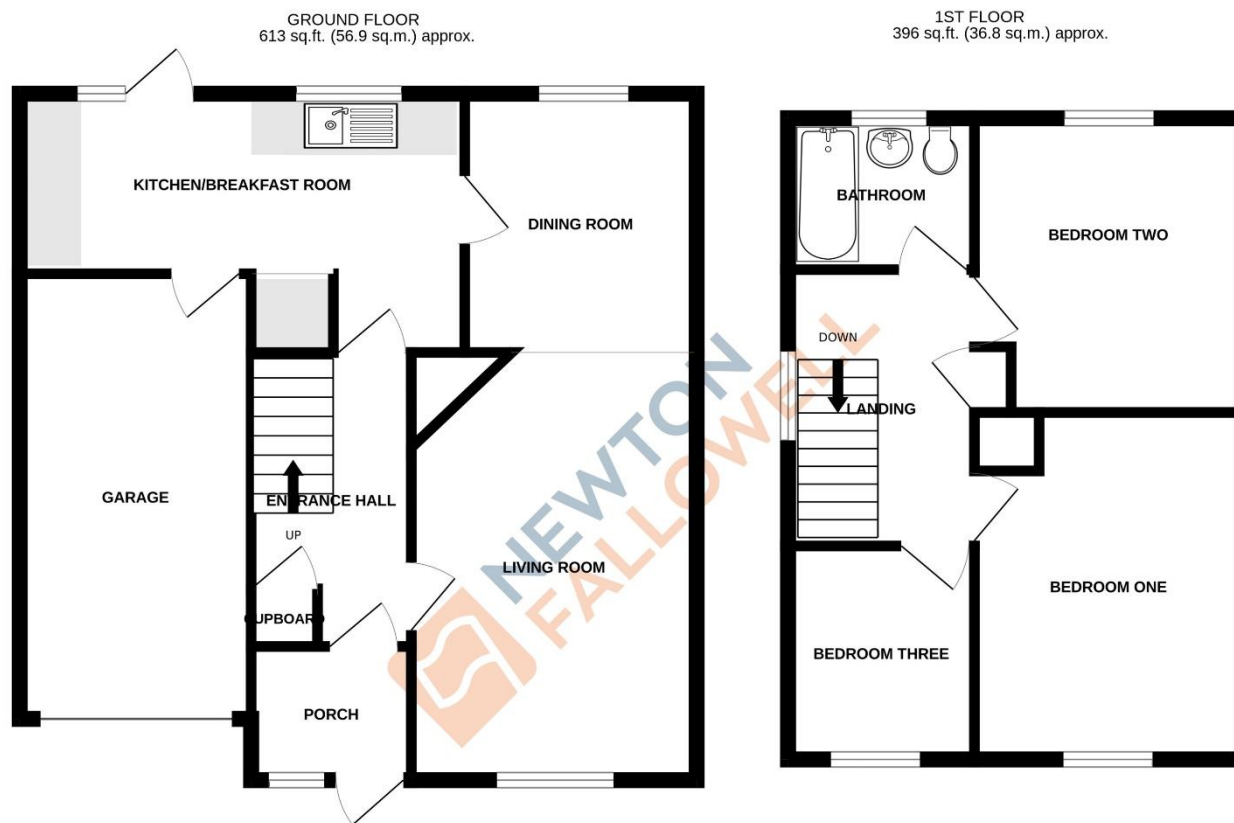
Bedroom Three 2.44m x 2.14m (8'0" x 7'0")

Bathroom 2m x 1.9m (6'7" x 6'2")

Garage 5m x 2.63m (16'5" x 8'7")







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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.