



4 Willow Close, Whissendine
£295,000

 **NEWTON FALLOWELL**

4 Willow Close

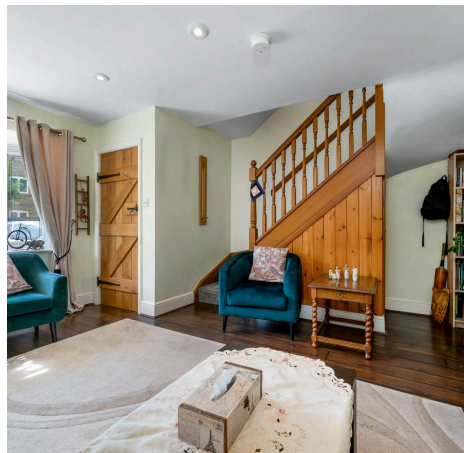
Whissendine, Oakham

Nestled in a quiet cul-de-sac within a sought-after Rutland village, this excellent three-bedroom semi-detached family home offers spacious, charming accommodation in a tranquil setting.

The property features a bright and welcoming living room with a characterful fire place and log burning stove for cosy relaxing evenings. The spacious kitchen diner provides ample room for family meals and gatherings, with modern fittings and generous storage. Upstairs, there are three well-proportioned bedrooms, as well as a useful ensuite shower room and family bathroom. The home is tastefully decorated throughout, offering a warm and inviting atmosphere.

Outside, the property boasts a mature, private garden that creates a tranquil setting for outdoor living. The garden features established planting, a charming summer house, as well as a useful storage shed for garden tools and equipment. The generous driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike.

Set within a friendly village community, the property is within easy reach of local amenities, reputable schools, and beautiful countryside walks, making it a truly desirable place to call home. Early viewing is highly recommended to appreciate the space, setting, and lifestyle this delightful property offers.





Porch

4' 10" x 4' 2" (1.47m x 1.26m)

Living Room

16' 6" x 14' 7" (5.02m x 4.44m)

Kitchen/Breakfast Room

14' 7" x 10' 9" (4.44m x 3.28m)

First Floor Landing

8' 9" x 7' 3" (2.66m x 2.22m)

Bedroom One

12' 10" x 10' 9" (3.92m x 3.28m)

Ensuite

6' 4" x 3' 8" (1.93m x 1.11m)

Bedroom Two

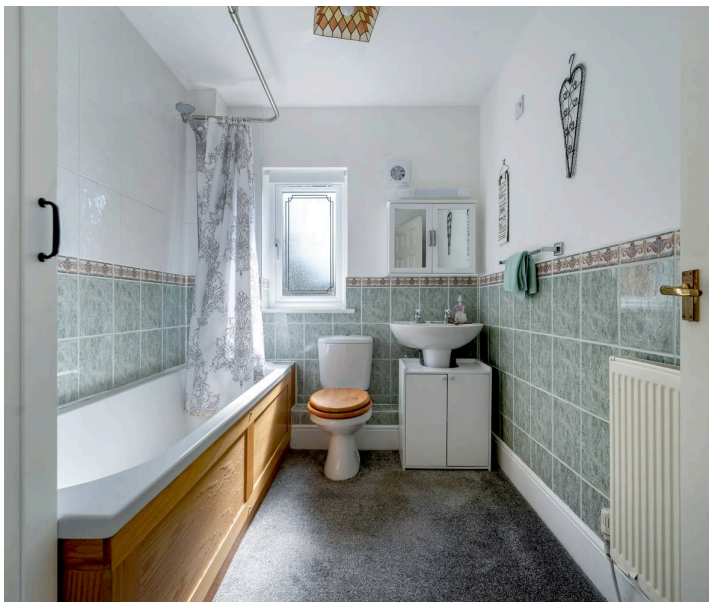
9' 7" x 7' 3" (2.91m x 2.22m)

Bedroom Three

6' 7" x 6' 6" (2.00m x 1.98m)

Bathroom

8' 1" x 5' 9" (2.46m x 1.74m)

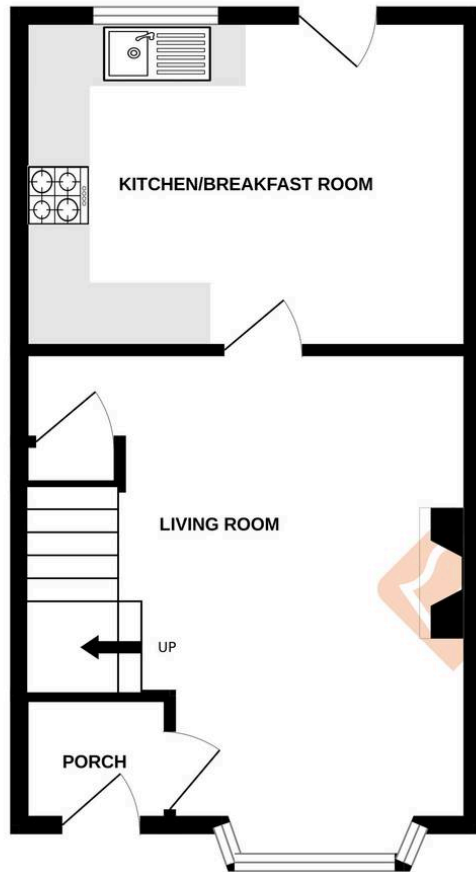


Council Tax band: C

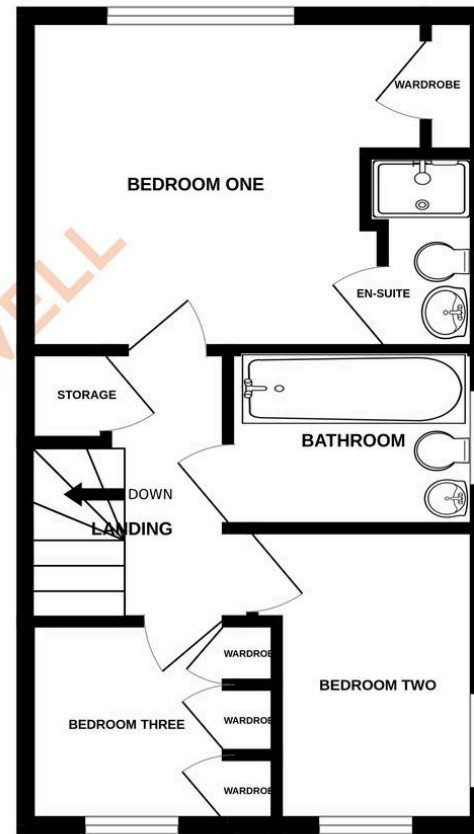
Tenure: Freehold

EPC Energy Efficiency Rating: D

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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