



1 Westfield Avenue, Oakham
£285,000

 **NEWTON FALLOWELL**

1 Westfield Avenue

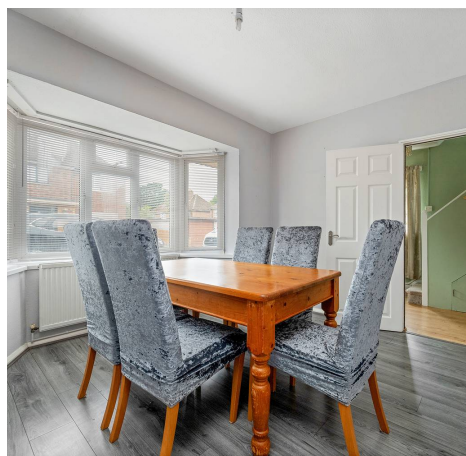
Oakham

This well-presented three bedroom semi-detached house offers an excellent opportunity for families and buyers seeking a spacious home with clear potential for further extension and development (subject to planning permission). The property is thoughtfully arranged over two floors and is presented to the market with no onward chain.

The ground floor features a welcoming entrance hall, a bright and airy living room, a traditional dining room, and a contemporary kitchen that opens to a practical utility area and downstairs WC. Upstairs, there are two generous double bedrooms, a versatile third bedroom that could serve as a study or nursery, and a modern family bathroom. A useful second-floor storage room adds further flexibility and versatility.

The expansive rear garden is a particular highlight of this property, offering a generous lawned area perfect for children's play, family gatherings, or simply relaxing outdoors.

Mature borders and fencing provide a good degree of privacy, while the size of the plot presents clear scope for future extension or development (subject to the necessary planning consents). The property is ideally situated for local amenities, reputable schools, and transport links, making it a practical choice for commuters and families alike. Early viewing is highly recommended to fully appreciate the space, potential, and lifestyle this property has to offer.



**Living Room**

13' 8" x 12' 6" (4.16m x 3.82m)

Dining Room

12' 7" x 8' 11" (3.84m x 2.73m)

Kitchen / Breakfast Room

16' 7" x 9' 11" (5.06m x 3.02m)

Ground Floor WC

4' 11" x 2' 7" (1.50m x 0.80m)

Bedroom One

12' 6" x 11' 8" (3.82m x 3.56m)

Bedroom Two

10' 11" x 12' 6" (3.34m x 3.82m)

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

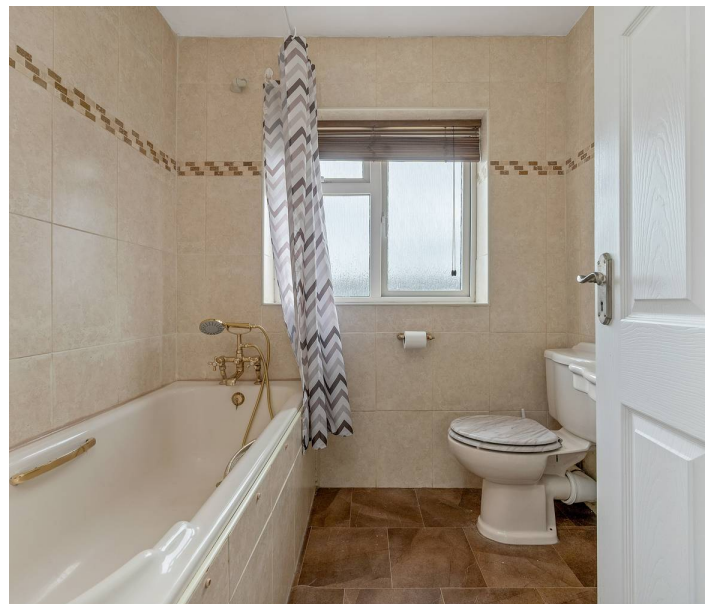
Second Floor Storage Room

15' 10" x 10' 6" (4.83m x 3.20m)

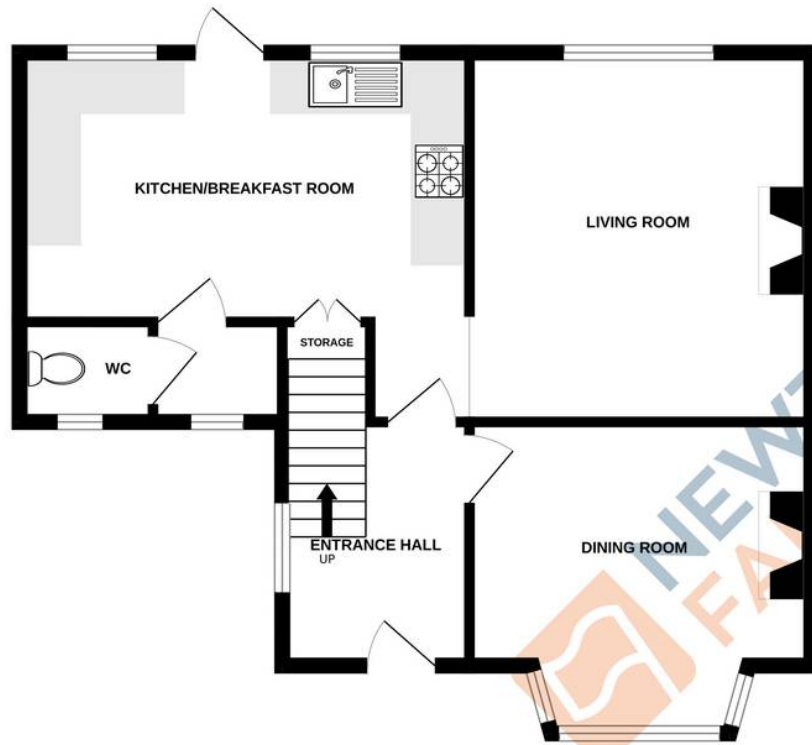
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



WESTFIELD AVENUE, OAKHAM, LE15 6PN

TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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Newton Fallowell - Oakham

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