



33 Ashwell Road, Oakham
£290,000

 **NEWTON FALLOWELL**

33 Ashwell Road

Oakham

This well-proportioned three bedroom semi detached house occupies a generous corner plot within minutes of Oakham town centre and its excellent range of local amenities, presenting a rare opportunity for buyers seeking a substantial family home with clear potential for further enhancement.

Offered to the market with no onward chain, the property enjoys a prime position and is ideal for those looking to undertake a project, whether to create a spacious modern residence or to extend and reconfigure the existing layout (subject to planning permission).

The accommodation currently comprises a welcoming entrance hall, a bright and airy living room, a fitted kitchen, with three good-sized bedrooms and a family shower-room on the first floor. The layout provides flexibility for modern family living and offers scope for reimagining the interior to suit individual requirements.

Off-street parking is available for multiple vehicles, supplemented by a large double garage that offers excellent potential for conversion into additional living space, a home office or a studio, subject to the necessary consents.

The property's position on a sizeable corner plot further enhances its appeal, providing ample space for future extensions and the creation of an impressive family dwelling in a sought-after location. With its proximity to Oakham's schools, shops and transport links, this home represents an outstanding opportunity for buyers wishing to create their dream property in a well-connected and desirable setting. Early viewing is highly recommended to appreciate the scale of the plot, the flexibility of the accommodation and the significant potential on offer.





Living Room

18' 11" x 10' 0" (5.77m x 3.04m)

Kitchen

10' 4" x 9' 9" (3.16m x 2.97m)

Entrance Hall

15' 9" x 5' 11" (4.79m x 1.80m)

Ground Floor WC

4' 5" x 2' 6" (1.35m x 0.75m)

Garage

21' 7" x 12' 2" (6.59m x 3.70m)

Bedroom One

12' 5" x 10' 10" (3.78m x 3.31m)

Bedroom Two

9' 9" x 8' 1" (2.96m x 2.46m)

Bedroom Three

10' 6" x 6' 6" (3.20m x 1.97m)

Council Tax band: B

Tenure: Freehold

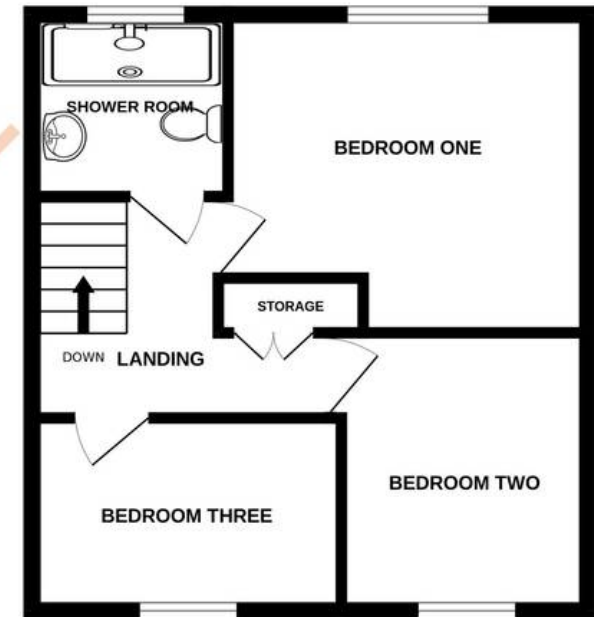
EPC Energy Efficiency Rating: D



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



ASHWELL ROAD, OAKHAM, LE15 6QG

TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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.
Made with Metropix ©2026

Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

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

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.