



33 Willow Crescent, Oakham  
£220,000

 **NEWTON FALLOWELL**

## 33 Willow Crescent

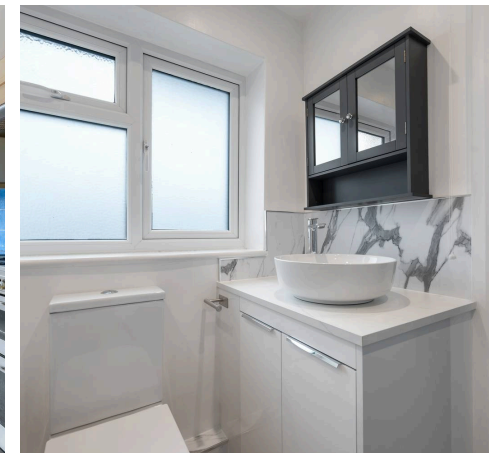
### Oakham

Presenting this three-bedroom terraced house, offering excellent potential for first-time buyers, investors, or families seeking a home to make their own. The property is available with no onward chain, ensuring a straightforward and stress-free purchase process.

Inside, the spacious living room features direct access to the rear garden, creating a seamless flow between indoor and outdoor living spaces. The recently installed first floor family bathroom provides a fresh and modern touch, while the remainder of the interior presents ample scope for modernisation and personalisation according to your tastes. Each bedroom is well-proportioned, offering comfortable accommodation for families or guests. The kitchen is functional and could be easily updated to suit contemporary preferences.

With off-street parking for two vehicles, convenience is assured for residents and visitors alike. The property is ideally situated, providing easy access to central Oakham, local amenities, and reputable nearby schools, making it an appealing choice for families with children. The garden offers a private and secure environment, perfect for children to play or for relaxing with friends and family during the warmer months. There is ample space for outdoor seating, a play area, or the addition of flower beds and vegetable patches for those with green fingers.

The property's frontage includes off-street parking for two vehicles (a rare benefit for terraced homes in this area), ensuring practicality and peace of mind. The garden's layout provides a blank canvas for landscaping or further development, subject to the necessary permissions. With its combination of generous outside space and convenient location, this property presents a wonderful opportunity to create a comfortable family home in a sought-after area of Oakham.





**Entrance Hall**

9' 5" x 5' 7" (2.86m x 1.71m)

**WC**

6' 0" x 2' 0" (1.84m x 0.60m)

**Living Room**

17' 4" x 11' 11" (5.28m x 3.62m)

**Kitchen**

11' 0" x 10' 10" (3.35m x 3.30m)

**First Floor Landing**

9' 5" x 5' 7" (2.86m x 1.71m)

**Bedroom One**

15' 0" x 8' 9" (4.57m x 2.66m)

**Bedroom Two**

11' 5" x 10' 4" (3.48m x 3.14m)

**Bedroom Three**

8' 11" x 8' 2" (2.71m x 2.50m)

**Bathroom**

6' 7" x 5' 7" (2.00m x 1.70m)

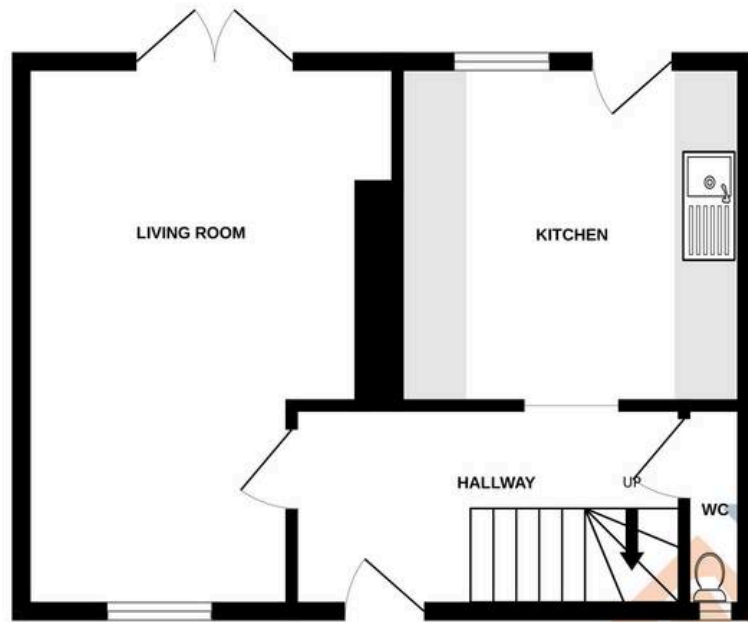
Council Tax band: B

Tenure: Freehold

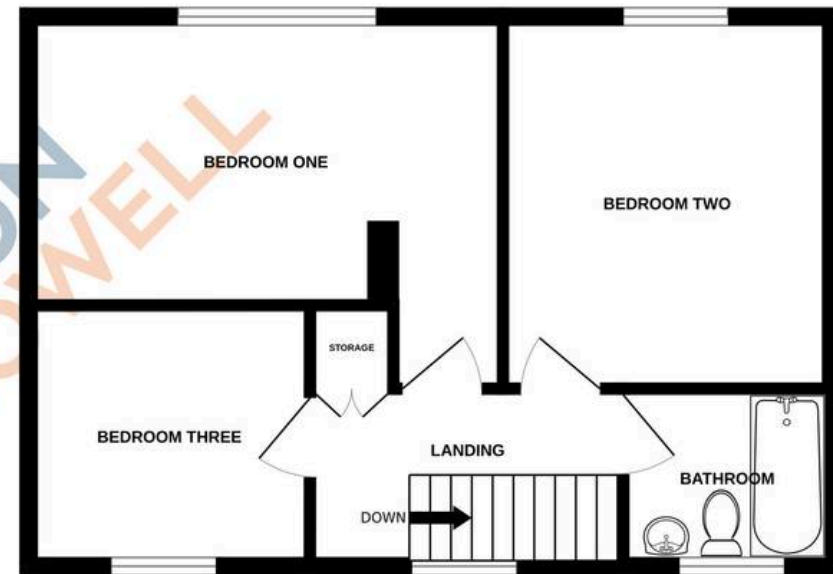
EPC Energy Efficiency Rating: D



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



WILLOW CRESCENT OAKHAM, LE15 6EQ

TOTAL FLOOR AREA : 825 sq.ft. (76.6 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.  
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.