



30 Alexander Crescent, Oakham

In Excess of £325,000

 **NEWTON FALLOWELL**

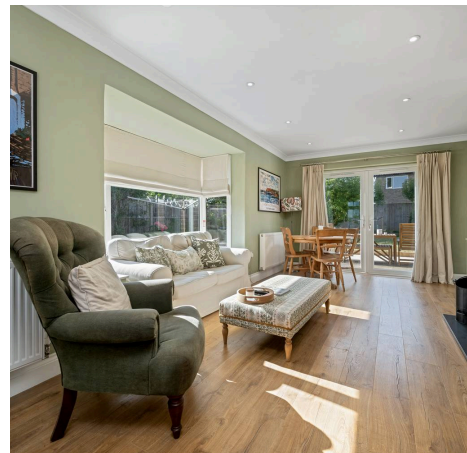
30 Alexander Crescent

Oakham

This immaculately presented three-bedroom detached house offers an exceptional standard of accommodation, thoughtfully designed for modern family living. The property welcomes you with a bright and spacious entrance hall, leading to a versatile open-plan ground floor layout. The living and dining area is flooded with natural light, creating a warm and inviting atmosphere that is perfect for both relaxing and entertaining.

A contemporary fitted kitchen features high-quality appliances and ample storage, seamlessly integrated into the living space to enhance the sense of openness. The ground floor also benefits from a convenient WC, adding practicality for guests and family alike. Garden access via both the kitchen and living room makes this property an ideal solution for those who enjoy entertaining throughout the summer months or those looking to maximise enjoyment in a larger-than-average south-facing rear garden. Upstairs, three excellent bedrooms provide comfortable retreats, each finished in beautiful condition with a modern palette to suit any style. The master bedroom is generously proportioned, while the second bedroom offers ample space for guests or family members. The third bedroom is particularly versatile, making it ideal for use as a home office or nursery, catering to the demands of homeworking or growing families. The family bathroom is stylishly appointed with modern fixtures and fittings, ensuring a touch of luxury to everyday routines.

This home is meticulously maintained throughout, offering a true move-in-ready opportunity for discerning buyers. Additional features include a large private rear garden, a single garage for secure storage or parking, and off-street parking for multiple vehicles, providing both convenience and peace of mind.



**Living Room**

19' 9" x 12' 9" (6.01m x 3.89m)

Kitchen / Breakfast Room

15' 10" x 8' 9" (4.82m x 2.67m)

Ground Floor WC

5' 5" x 2' 11" (1.65m x 0.90m)

Bedroom One

12' 0" x 10' 9" (3.66m x 3.27m)

Bedroom Two

10' 2" x 7' 9" (3.09m x 2.36m)

Bedroom Three

8' 11" x 8' 9" (2.72m x 2.67m)

Bathroom

6' 11" x 5' 6" (2.12m x 1.67m)

Garage

16' 2" x 8' 2" (4.93m x 2.49m)

Council Tax band: C

Tenure: Freehold

PC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



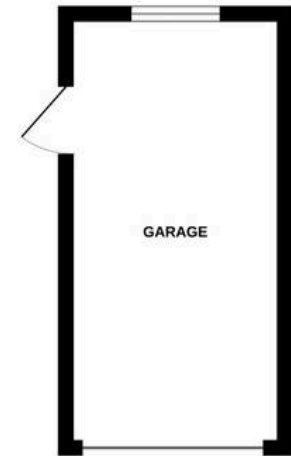
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



FIRST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



GARAGE
132 sq.ft. (12.3 sq.m.) approx.



ALEXANDER CRESCENT, OAKHAM, LE15 6LB

TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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

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