



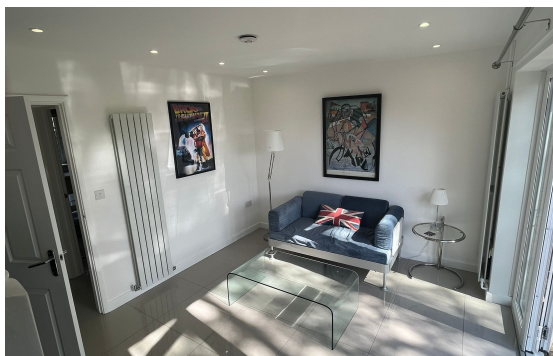
Burley Crescent, Oakham

A beautifully presented two-bedroom semi-detached home located in a peaceful and sought-after residential area of Oakham, Rutland's historic market town. This stylish and well-proportioned property offers an excellent layout ideal for first-time buyers, small families, or those looking to downsize without compromise.

FEATURES

- Two Spacious Double Bedrooms
- Modern Kitchen and Bathroom
- Large Lounge with Garden Access
- Sought-after location
- Ideal for First Time Buyers
- Off Street Parking For Multiple Cars
- South Facing Garden





ACCOMMODATION

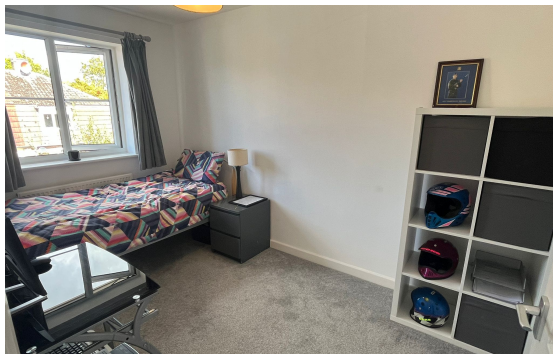
The ground floor features a bright and spacious lounge with French doors opening onto the rear south-facing garden, perfect for relaxing or entertaining guests. The modern kitchen to the front of the property offers ample storage and workspace, making it a practical hub for family life. A welcoming hallway, convenient WC, and built-in storage cupboard complete the ground floor.

Upstairs, you'll find two generous double bedrooms. The master bedroom overlooks the rear garden, while the second bedroom is positioned at the front, both offering excellent space and natural light. A contemporary family bathroom, a central landing, and two storage cupboards provide functionality and convenience.

To book a viewing call our area experts

www.mooresestateagents.com

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



EXTERNAL

Externally, the property benefits from a private rear garden and off-road parking. The home is well-positioned within walking distance to local amenities, schools, and transport links.

This home is ideally situated on the outskirts of Oakham, a charming and well-connected town known for its strong community feel, excellent schooling, and historic character. Oakham offers a range of local shops, cafés, restaurants, and leisure facilities, all within easy reach.

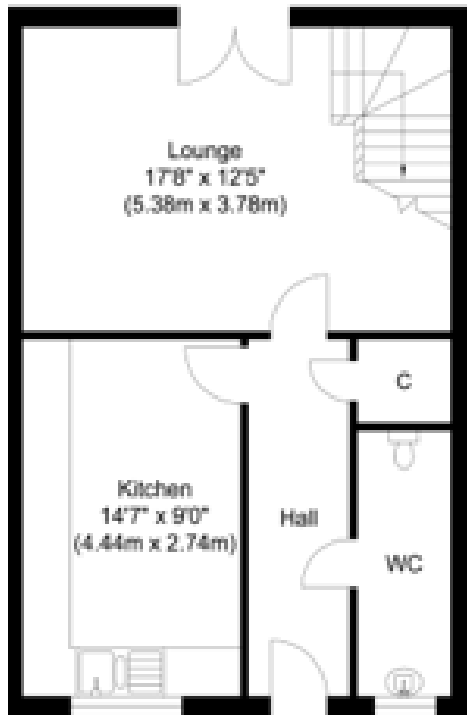
The nearby Oakham Train Station provides direct links to Leicester, Peterborough, and beyond, while the A1 is just a short drive away for easy access to major road networks. You're also just minutes from the stunning Rutland Water, a haven for walking, cycling, bird-watching, and water sports.

This is a fantastic opportunity to secure a stylish and conveniently located home in the heart of Rutland. Early viewing is highly recommended.

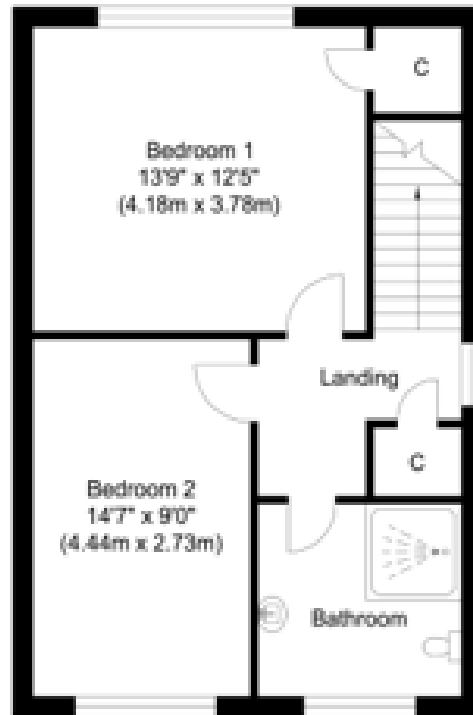
To book a viewing call our area experts

www.mooresestateagents.com

Moores Property Hub 01572 757979 | Moores Move to the Country 020 301 11361
 Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555
 Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888
 A1 Meet & Greet Stoke Rochford | office@mooresestateagents.com



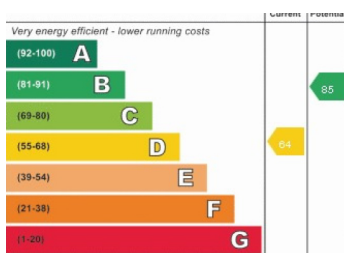
Ground Floor
Approximate Floor Area
482.54 sq. ft
(44.83 sq. m)



First Floor
Approximate Floor Area
482.54 sq. ft
(44.83 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale

EPC RATING



To book a viewing call our area experts:

Moore's Property Hub
Moore's Move to the Country
Melton
Uppingham
Stamford
Grantham Meet & Greet
Peterborough Meet & Greet
A1 Meet & Greet Stoke Rochford

01572 757979
020 301 11361
01664 491610
01572 821935
01780 484555
01476 855618
01733 788888

Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moore's Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moore's Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moore's Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.