



Burley Crescent, Oakham

Situated in a desirable residential location in the heart of Oakham, Burley Crescent is a well-proportioned and immaculately presented two-bedroom semi-detached home, ideal for first-time buyers, professionals, or those looking to downsize into a modern and low-maintenance property.



FEATURES

- Semi Detached Modern Home
- Two Double Bedrooms
- Spacious Lounge
- South Facing Garden
- Modern Kitchen and Bathroom
- Off Street Parking for Multiple Cars
- Ideal for First Time Buyers



ACCOMMODATION

The ground floor welcomes you with a bright entrance hallway leading into a stylish and functional kitchen at the front of the property, offering ample worktop and cupboard space.

To the rear is a spacious lounge with French doors opening directly onto the garden, creating a fantastic indoor-outdoor flow. A convenient downstairs WC and built-in cupboard with storage for a Washing Machine .

Upstairs, the property continues to impress with two generously sized double bedrooms. The master bedroom overlooks the garden and includes additional storage space, while the second bedroom sits to the front of the home. A modern family bathroom, central landing, and two useful storage cupboards enhance the functionality of this lovely home.

To book a viewing call our area experts

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EXTERNAL

Positioned on the popular Burley Crescent development, this home enjoys a peaceful setting while still being within easy reach of all that Oakham has to offer.

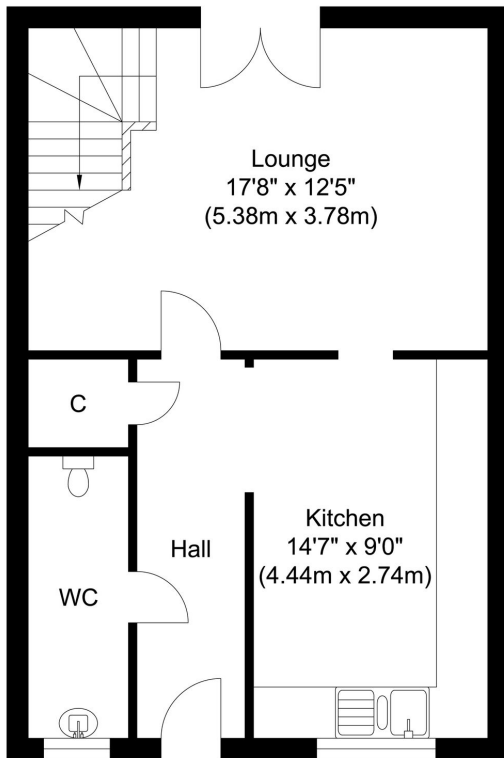
Oakham is a thriving market town boasting excellent amenities including independent shops, cafés, pubs, supermarkets, and reputable schools such as Oakham School and Catmose College.

For commuters, Oakham Train Station provides direct links to Leicester, Peterborough, and beyond, and the nearby A1 makes road travel across the region simple. Rutland Water, just a few minutes' drive away, offers an abundance of outdoor activities, scenic walks, and nature reserves, making this location perfect for lifestyle buyers as well.

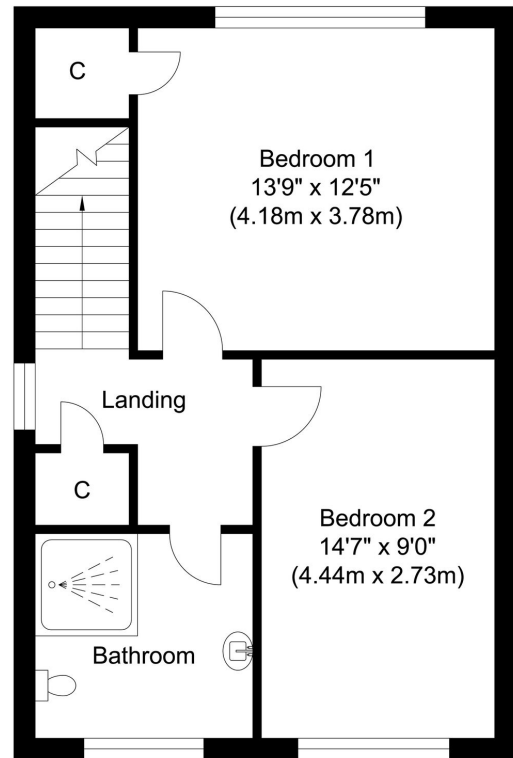
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Ground Floor
Approximate Floor Area
482.54 sq. ft
(44.83 sq. m)



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

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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