



**Connells**

Burley Crescent  
Oakham



## Property Description

A freshly decorated two bedroom semi-detached home located in a quiet cul-de-sac in Oakham, offering spacious accommodation with new carpets throughout. Benefiting from a full re-wire, re-plumb, insulation and plastering and a newly installed air source heat pump, this well-maintained property features a generous lounge, modern kitchen/diner, two bedrooms and a family bathroom. Outside, the home benefits from a private rear garden and off-road parking. Positioned close to local schools, shops, and transport links, it presents an ideal opportunity for first-time buyers, families, or investors alike.

### Lounge

9' 10" max x 17' 5" max ( 3.00m max x 5.31m max )

Newly carpeted with double glazing, radiators and TV sockets.

### Kitchen

18' 10" max x 11' 5" max ( 5.74m max x 3.48m max )

Fitted kitchen with stainless steel sink, radiators and patio doors leading to the conservatory. Water tank for air source heat pump located toward the front door.

### Conservatory

10' 1" x 8' 6" ( 3.07m x 2.59m )

double glazed conservatory leading into the rear garden.

### Bedroom 1

11' 7" max x 11' 7" ( 3.53m max x 3.53m )

Rear facing double glazed windows, freshly carpeted floor with radiator and sockets.

### Bedroom 2

11' 11" max x 9' 8" max ( 3.63m max x 2.95m max )

Front facing double glazed windows, freshly carpeted floor with radiator and sockets.

### Bathroom

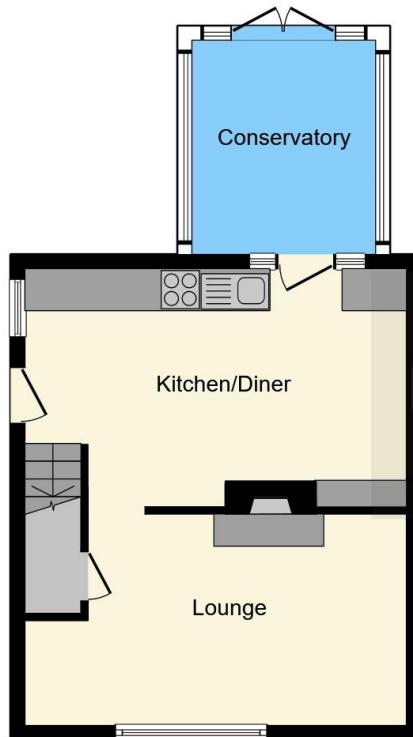
Newly decorated partly tiled bathroom, benefiting from shower, bath and vanity unit.

### Wc





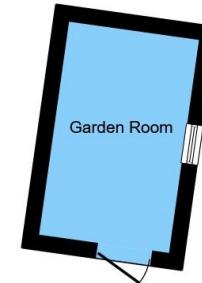




**Ground Floor**



**First Floor**



**Outbuilding**

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EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

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