



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

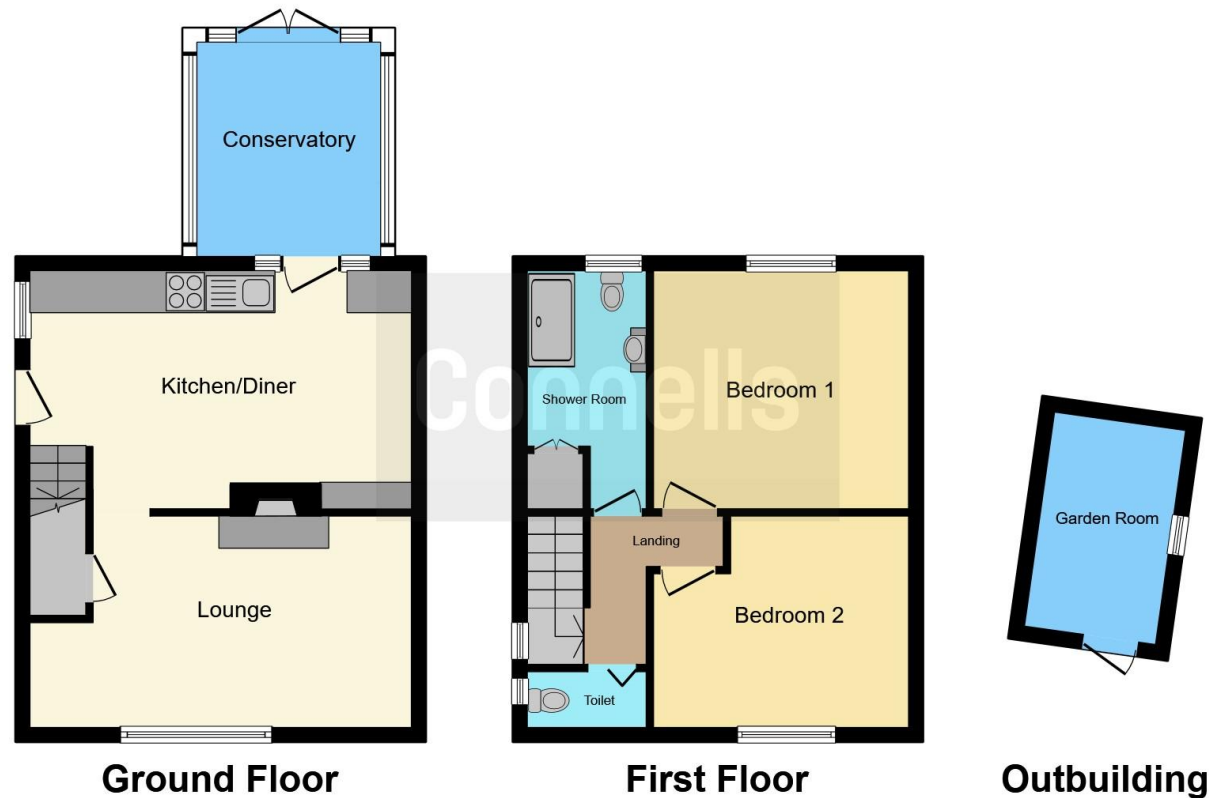
Newly decorated partly tiled bathroom, benefiting from shower, bath and vanity unit.

Wc









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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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