

2 Lodge Stables Burley Road, Oakham

£250,000

NEWTON FALLOWELL

2 Lodge Stables Burley Road

Oakham

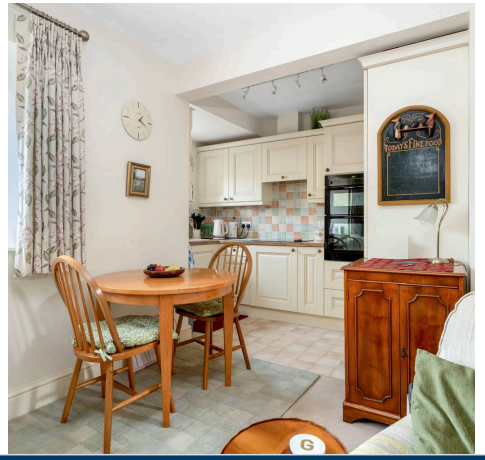
Situated in a central Oakham location, this immaculate first-floor retirement flat offers two bedrooms and open-plan living within a private community for residents over 55. Presented in superb condition throughout, the property is conveniently placed just minutes from local amenities, making it an appealing choice for those seeking a well-maintained home close to the heart of town. Lift access from the ground floor provides a convenient route to the flat.

Inside, the open-plan living accommodation creates a welcoming setting for everyday life, with space to relax and enjoy the ease of a layout. The arrangement brings the living areas together, offering a comfortable environment for entertaining visitors or spending time at home. The master bedroom benefits from fitted wardrobes and a convenient en-suite, while the second bedroom offers flexibility to suit a range of needs. It could serve as a guest room, a space for hobbies or an additional room to use as required. With two bedrooms and the benefit of an en-suite to the master, the accommodation combines practicality with a layout.

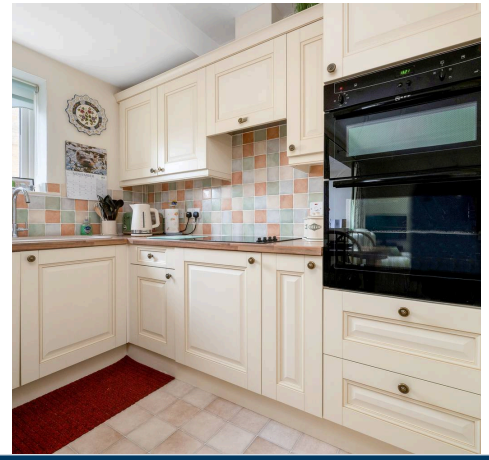
The condition of the flat is a feature, allowing prospective buyers to appreciate a home that has been maintained throughout. Its first-floor position, lift access and setting within a private retirement community add to the appeal, while the central location places Oakham's amenities within easy reach.

The property forms part of a private development with shared, unallocated parking available to residents. This arrangement provides a practical benefit for those with a vehicle, while the central setting offers convenient access to the amenities of Oakham.















Entrance Hall
27' 4" x 3' 11" (8.32m x 1.19m)

Living Room
14' 7" x 14' 1" (4.45m x 4.29m)

Kitchen
8' 4" x 5' 5" (2.55m x 1.66m)
Kitchen fitted dishwasher and fridge freezer with plumbing for washing machine.

Bathroom
6' 9" x 5' 11" (2.05m x 1.81m)

Bedroom One
13' 4" x 10' 11" (4.06m x 3.32m)
Fitted with wardrobes and dressing table

Ensuite
9' 1" x 3' 10" (2.76m x 1.17m)

Bedroom Two
10' 8" x 6' 4" (3.24m x 1.93m)

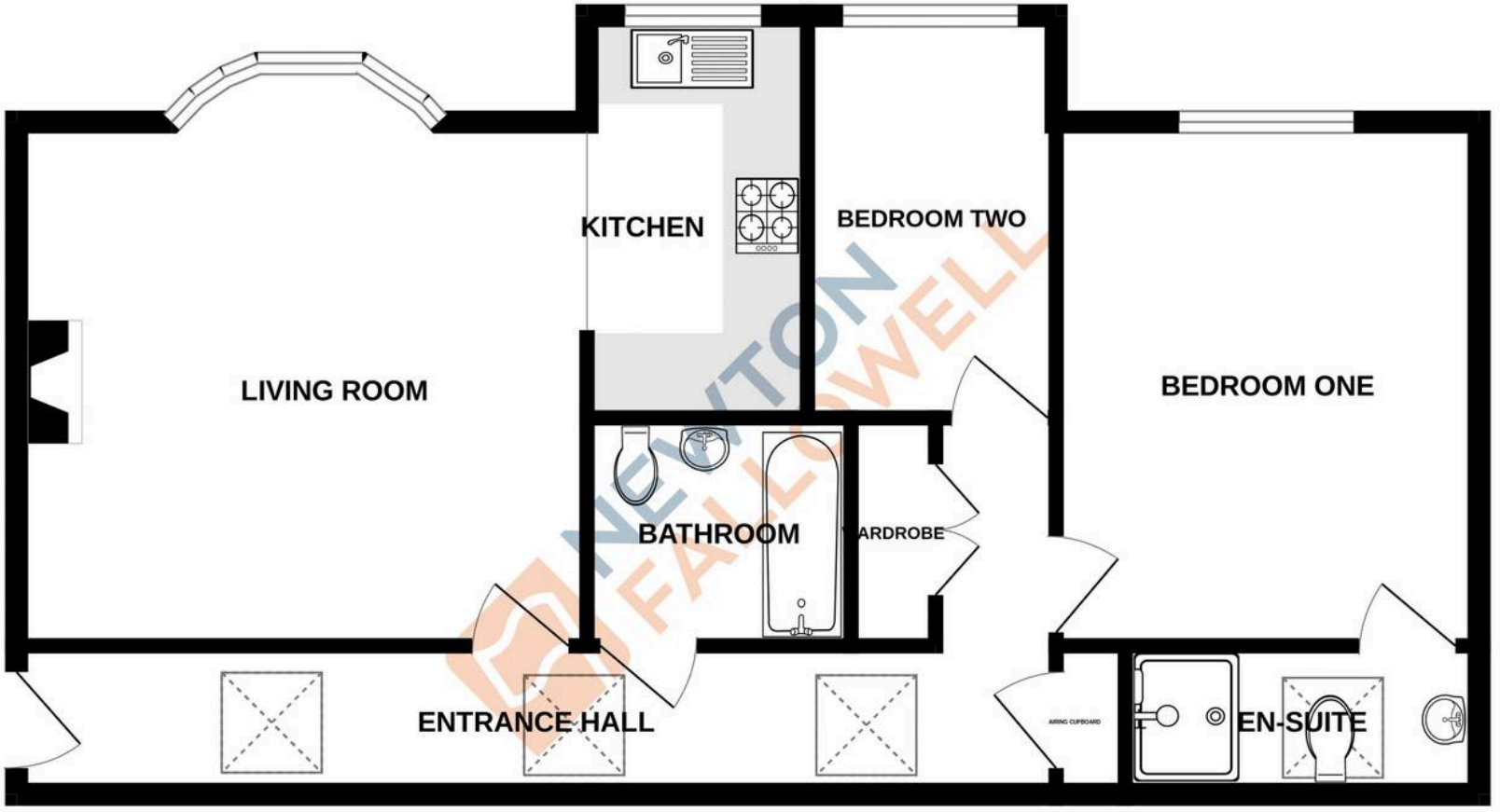
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

681 sq.ft. (63.2 sq.m.) approx.



LODGE STABLES, OAKHAM LE15 6DH

TOTAL FLOOR AREA : 681 sq.ft. (63.2 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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