

57 Kilburn End, Oakham

£220,000

NEWTON FALLOWELL

57 Kilburn End

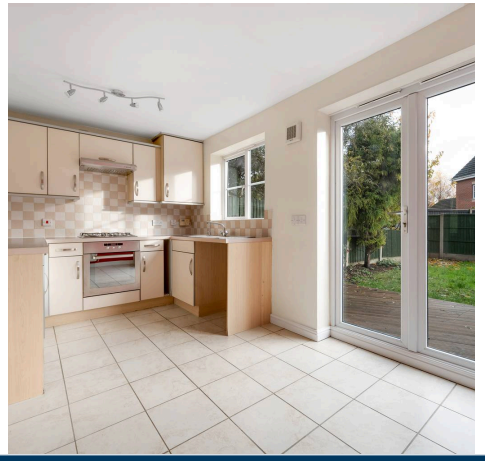
Oakham

This three bedroom end of terrace family home offers a practical layout and versatile accommodation, making it an excellent choice for first-time buyers and small families. Presented with no onward chain, the property features two double bedrooms, a flexible third bedroom and a convenient ground floor WC. The end of terrace position adds to the appeal, while the accommodation provides a comfortable setting for everyday family life.

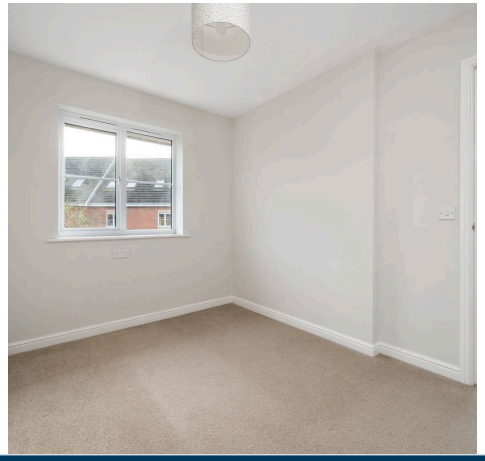
Inside, the home offers a layout suited to a range of lifestyles. The main living accommodation provides a comfortable space for everyday living, complemented by a spacious and bright kitchen diner with patio doors opening directly onto the rear garden. A useful under-stairs cupboard provides additional storage, while the separate WC adds further practicality. The overall layout allows the home to adapt to the changing needs of its occupants, whether for a first purchase or a move to a property with room for a growing family. Upstairs, the three bedrooms provide flexibility for sleeping, working and family life. Two are double bedrooms, offering options for a main bedroom and a further bedroom for family members or guests. The third bedroom is a versatile space that could serve as a nursery, creating a dedicated room for a young child while keeping the family close together. Alternatively, it would make a home office for those who work from home, providing a separate space in which to focus. The room could also be used to suit other individual needs, giving buyers the freedom to arrange the accommodation around their own priorities.

The rear garden is laid mainly to lawn with a decking area, providing space to relax and enjoy the outdoors. It can be accessed directly via the kitchen's patio doors, with the added benefit of a private side gate. With two allocated parking spaces positioned immediately opposite the property.

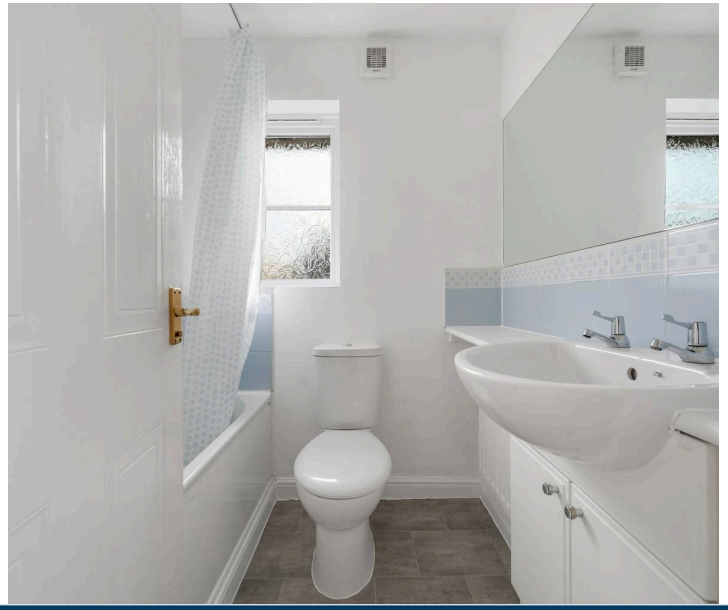














Kitchen / Dining Room
14' 6" x 8' 3" (4.42m x 2.51m)

Living Room
15' 9" x 14' 6" (4.80m x 4.42m)

Bedroom One
13' 4" x 8' 6" (4.06m x 2.59m)

Bedroom Two
10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom Three
7' 3" x 5' 9" (2.21m x 1.75m)

Bathroom
6' 7" x 5' 11" (2.00m x 1.80m)

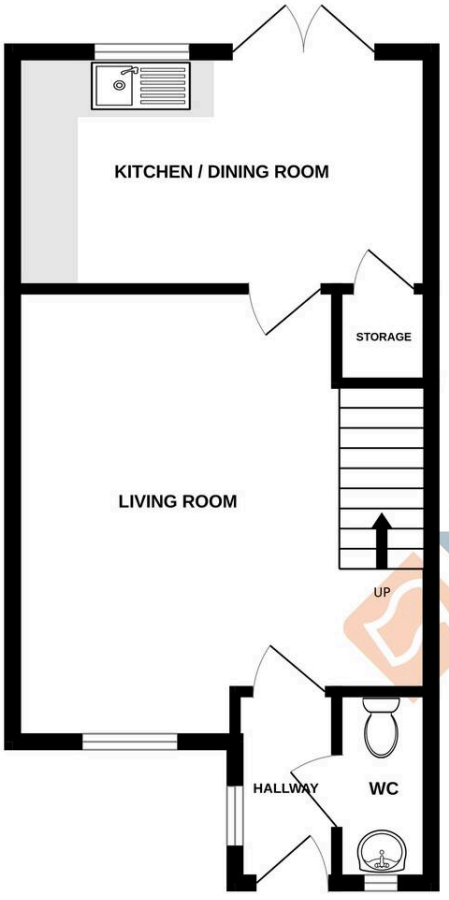
Council Tax band: B

Tenure: Freehold

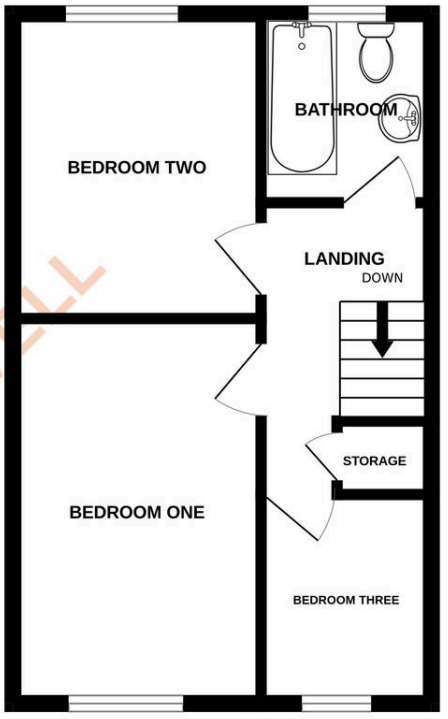
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



KILBURN END OAKHAM, LE15 6LW

TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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Newton Fallowell Oakham

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