



3 Burley Crescent, Oakham, LE15 7LG

 **NEWTON FALLOWELL**





## Key Features

- Two Double Bedroom Semi-Detached Home
- Air-Source Heat Pump & EV Charging Point
- Kitchen / Breakfast Room & Conservatory
- Bright & Well-Proportioned Living Room
- Modern Bathroom With Shower Over Bath
- Gated Off-Road Parking
- PRC Certified Non-Standard Construction
- Scope For Personalisation & Enhancement
- EPC Rating C
- Freehold

Offers in excess of £210,000







Situated within a well-connected residential setting on the edge of Oakham, this two-bedroom semi-detached home offers well-balanced accommodation ideally suited to first-time buyers, downsizers or investors alike. Occupying a generous plot with off-road parking and a private rear garden, the property combines practical day-to-day living with clear scope for personalisation and longer-term enhancement.

The ground floor is arranged to provide a comfortable and functional layout, with a well-proportioned living room positioned to the front, enjoying good natural light. To the rear, the kitchen/breakfast room offers ample space for dining and everyday use, with a natural connection through to the conservatory. This additional reception space enhances the overall footprint, creating a versatile area suited to relaxing, entertaining or working from home, while also providing direct access to the garden.

Upstairs, the property continues to offer well-balanced accommodation, with two generous double bedrooms arranged around a central landing. Both rooms provide comfortable proportions, making them equally suitable as master or guest bedrooms, and are served by a modernised family bathroom, finished in a clean and contemporary style, complete with a shower over a large bath, as well as additional first-floor w/c.



Externally, the rear garden is predominantly laid to lawn with additional gravelled areas and a useful brick outbuilding/store with power, offering a manageable yet versatile outdoor space with potential for further landscaping. To the front, a gated driveway provides off-road parking, complemented by the inclusion of an EV charging point. The property further benefits from an air-source heat pump, providing an efficient and forward-thinking approach to heating.

Burley Crescent is well positioned for access to Oakham and Stamford, with excellent connectivity to the A1 and nearby transport links, making it particularly attractive for commuters.





### Room Measurements

Living Room 5.4m x 2.99m (17'8" x 9'10")

Kitchen 5.51m x 3.48m (18'1" x 11'5")

Conservatory 3.08m x 2.6m (10'1" x 8'6")

Bedroom One 3.56m x 3.55m (11'8" x 11'7")

Bedroom Two 3.64m x 2.99m (11'11" x 9'10")

Bathroom 3.51m x 1.68m (11'6" x 5'6")

WC 1.71m x 0.55m (5'7" x 1'10")

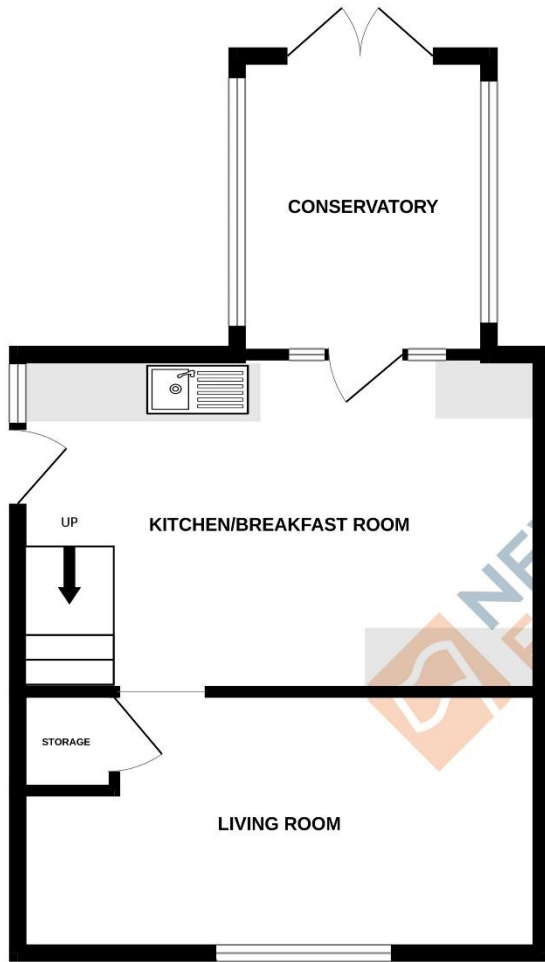




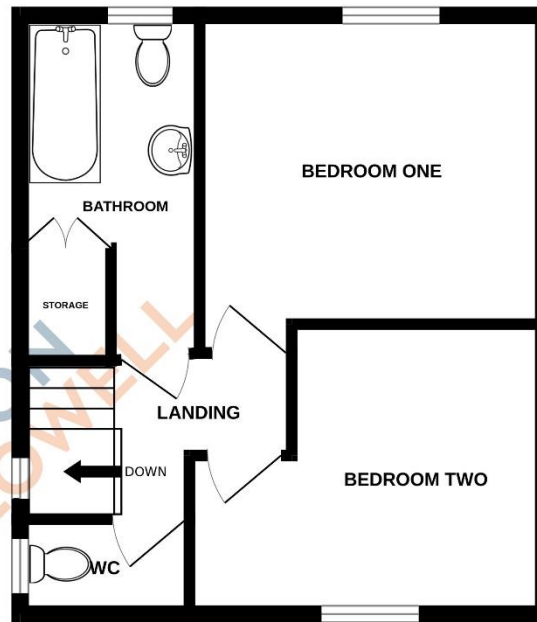




GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



BURLEY CRESCENT, OAKHAM, LE15 7LG

TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Rutland County Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.