



27 Burley Road, Oakham, LE15 6DH

 **NEWTON FALLOWELL**

 4  1  3

Key Features

- Prime, Central & Rarely Available Oakham Location
- Elevated Position Providing Privacy & Town Centre Convenience
- Generous Plot With Significant Extension Potential
- Characterful Family Home With Original Features Throughout
- Four Well-Proportioned Bedrooms
- Multiple Reception Spaces Including Garden Room
- Rear Vehicular Access & Off-Street Parking
- Garage, Workshop & Well-Maintained Private Gardens
- Freehold

Guide price £650,000 - £665,000





GUIDE PRICE: £650,000 – £665,000 – Set within a highly central and rarely available position in Oakham, this substantial and characterful family home represents an exceptional opportunity for buyers seeking space, individuality and long-term potential. Elevated above the road and set within a notably generous plot, the property enjoys a sense of privacy and calm that is seldom found so close to the town centre, while retaining immediate access to amenities, schooling and transport links.

The accommodation is arranged over two floors and offers well-balanced, generously proportioned rooms throughout. The ground floor is centred around a welcoming dining hall that provides a strong sense of arrival and serves as a natural hub of the home. From here, the living room offers a comfortable and characterful reception space, enhanced by original features and a warm, traditional atmosphere. A garden room to the rear provides a light-filled additional reception, enjoying direct views over and access to the garden, and is ideally suited for year-round use. The kitchen is well positioned for day-to-day living and is supported by a pantry and ground floor WC, maintaining a practical and functional layout while offering clear scope for reconfiguration or extension, subject to the necessary consents.

To the first floor, the property offers four bedrooms arranged around a central landing, all of which benefit from good natural light and proportions that comfortably accommodate family use, guest space or home-working requirements. These are served by a family bathroom, completing the internal accommodation. Throughout the property, original features and period detailing are evident, reinforcing the home's historic charm and providing a strong foundation for sympathetic enhancement. The overall presentation allows for immediate occupation, while also presenting significant potential for buyers wishing to modernise, extend or further develop the property in line with their own requirements.



Externally, the plot is a defining feature. The gardens are well maintained and enjoy a high degree of privacy, creating a peaceful outdoor environment despite the central location. Rear vehicular access leads to off-street parking and a range of outbuildings, including a garage and workshop, offering excellent storage, hobby space or further development potential. The size and versatility of the plot provide genuine scope for extension or reconfiguration, subject to planning, making this a rare and compelling opportunity within Oakham. Overall, this is a distinctive and highly versatile home, combining a prime central location with space, character and exceptional potential. It will appeal to buyers seeking a property with individuality, development scope and a setting that offers both convenience and a uniquely private, elevated position within the town.



Room Dimensions:

Entrance Porch 2.08m x 1.39m (6'10" x 4'7")

Dining Room 4.58m x 4.4m (15'0" x 14'5")

Living Room 4.58m x 3.03m (15'0" x 9'11")

Garden Room 3.41m x 2.81m (11'2" x 9'2")

Kitchen 4.57m x 4.4m (15'0" x 14'5")

Downstairs WC 1.57m x 1.08m (5'2" x 3'6")

Storage 1.55m x 1.22m (5'1" x 4'0")

First Floor Landing 5.32m x 2.12m (17'6" x 7'0")

Bedroom One 4.57m x 3.06m (15'0" x 10'0")

Bedroom Two 4.4m x 2.46m (14'5" x 8'1")

Bedroom Three 2.68m x 2.36m (8'10" x 7'8")

Bedroom Four 2.72m x 2.7m (8'11" x 8'11")

Bathroom 2.1m x 1.7m (6'11" x 5'7")

Garage 5.9m x 3.11m (19'5" x 10'2")

Workshop 6.19m x 2.94m (20'4" x 9'7")





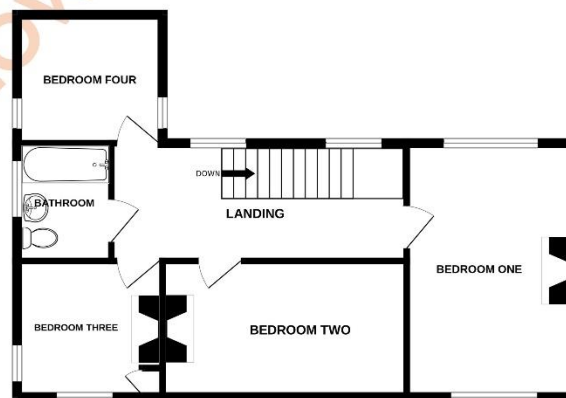
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

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 £62 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.