



31 Burley Road, Oakham
£450,000

 **NEWTON FALLOWELL**

31 Burley Road

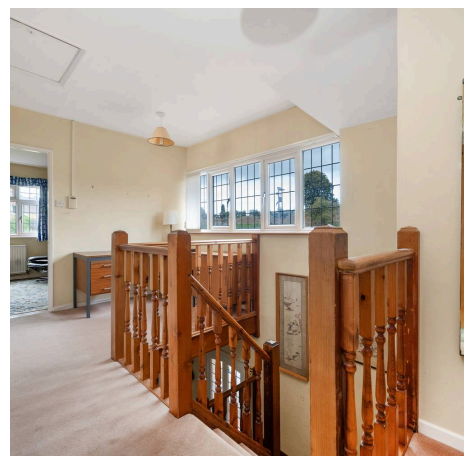
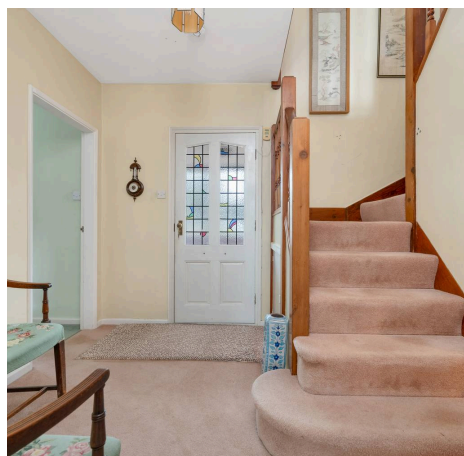
Oakham

This exceptional two bedroom detached house presents a rare opportunity to secure a substantial plot in the highly sought after heart of Oakham town centre. Offered with no onward chain, the property is ideally suited for growing families or discerning buyers seeking a long-term home with scope to personalise and extend (subject to planning permission).

The thoughtfully arranged interior features two spacious double bedrooms, both benefitting from generous proportions and natural light, while the main living areas offer a welcoming flow perfect for everyday living. The overall layout provides immense potential for reconfiguration or expansion to suit evolving needs. With its enviable proximity to local amenities and reputable schools, this home combines comfort, practicality, and future promise in equal measure.

Stepping outside, the property boasts a well-maintained rear garden that delivers a comforting level of privacy, ideal for children to play safely or for relaxing in peaceful surroundings.

The generous plot size offers ample space for outdoor entertaining, gardening, or further development, making it a true haven for those who value both tranquillity and versatility. A single garage provides secure storage or workshop potential, while copious off-street parking ensures convenience for multiple vehicles or visiting guests. The mature planting and established boundaries enhance the garden's sense of seclusion, and the overall outdoor space is perfectly suited to family life or those with a passion for outdoor living. This is a home that not only meets immediate needs but also inspires ideas for the future, making early viewing highly recommended.





Living Room

25' 8" x 9' 11" (7.82m x 3.03m)

Entrance Hall

11' 10" x 8' 5" (3.61m x 2.56m)

Porch

7' 8" x 4' 1" (2.34m x 1.24m)

Dining Room

11' 8" x 10' 11" (3.56m x 3.33m)

Kitchen

15' 7" x 7' 1" (4.76m x 2.16m)

Utility Room

19' 3" x 8' 6" (5.86m x 2.60m)

Bedroom One

15' 1" x 10' 11" (4.61m x 3.33m)

Bedroom Two

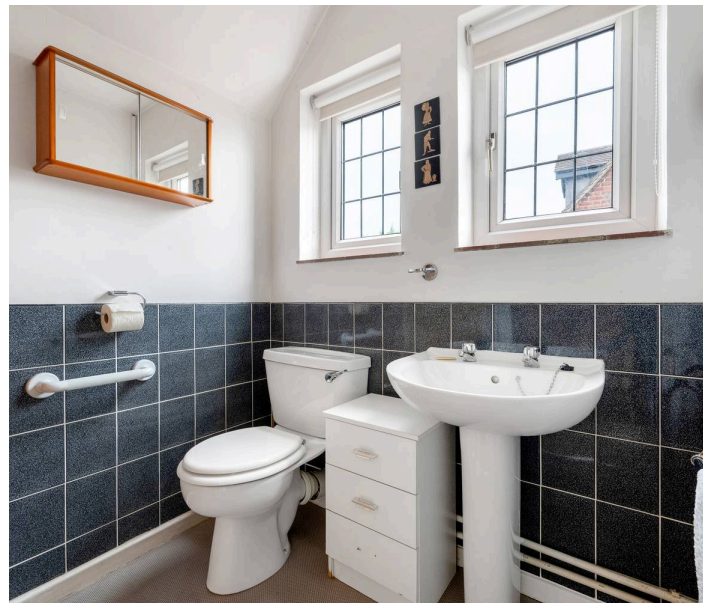
11' 7" x 10' 11" (3.54m x 3.32m)

Bathroom

8' 10" x 7' 10" (2.70m x 2.40m)

First Floor WC

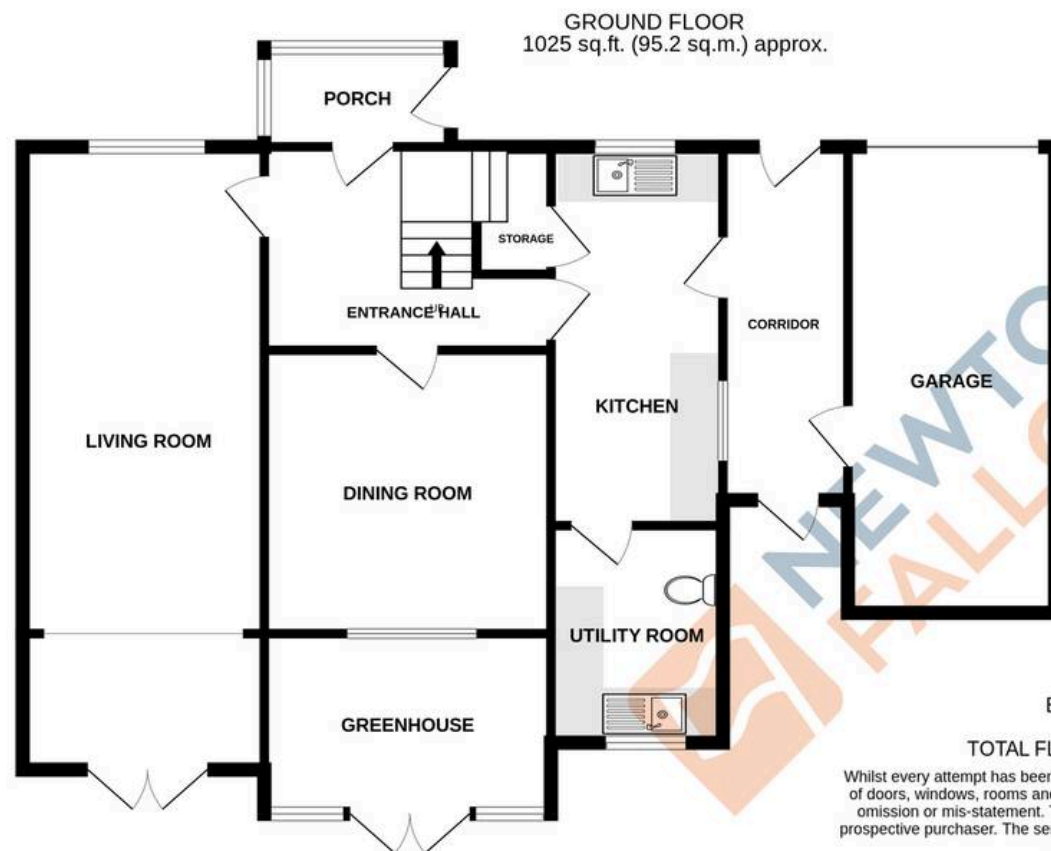
7' 1" x 5' 11" (2.17m x 1.80m)



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



BURLEY ROAD, OAKHAM, LE15 6DH

TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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Newton Fallowell - Oakham

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