



41 Burley Road, Oakham, LE15 6DH

 **NEWTON FALLOWELL**



Key Features

- Prime Central Oakham Location With Exceptional Views
- Generous Front & Rear Plot With Mature Gardens
- Four Bedrooms With Flexible Ground Floor Accommodation
- Extended Living Room & Spacious Dining Hall
- Ground Floor Double Bedroom / Additional Reception Room
- Well-Equipped Kitchen With Built-In Appliances, Separate Utility & Downstairs Bathroom
- Driveway Parking For Multiple Vehicles & Single Garage
- Excellent Potential For Modernisation, Extension & Enhancement (STPP)
- Freehold

Offers in excess of £550,000





Set within one of Oakham's most desirable and rarely available central locations, this distinctive home occupies an exceptional plot offering generous space, privacy and remarkable outlooks across the town. Enjoying an elevated position, the property benefits from far-reaching views from the rear garden towards Oakham's historic skyline, including the castle and church - a setting that is seldom found so close to the town centre.

The property offers well-proportioned and versatile accommodation arranged around a welcoming dining hall that provides a strong sense of arrival and acts as a natural hub within the home. The extended living room forms the principal reception space, offering excellent proportions and an abundance of natural light, with a layout well suited to both everyday living and entertaining while maintaining a direct connection to the garden beyond.

The kitchen is fitted with a comprehensive range of cabinetry and built-in appliances, providing a practical and well-organised space for day-to-day use. A separate utility room to the rear enhances the functionality of the layout and provides additional storage and service space, ensuring the main kitchen remains uncluttered and efficient.

A further reception room on the ground floor is currently arranged as a double bedroom, providing valuable flexibility for a range of buyers. This room could equally function as a family room, home office or additional reception space depending on individual requirements, making the home well suited to evolving family needs.

To the first floor, three well-proportioned bedrooms are arranged around the landing and enjoy pleasant outlooks across the surrounding gardens and mature landscape. These are served by a well-appointed shower room, completing the internal accommodation.

Externally, the plot is a defining feature of the property. The front of the home provides a generous gravelled driveway with parking for multiple vehicles and access to a single garage, while the front garden creates an attractive approach and a sense of separation from the road. To the rear, the mature garden offers expansive lawned areas, established planting and seating spaces, all positioned to take full advantage of the impressive views towards Oakham's historic centre.

Whilst the home would benefit from light modernisation and personalisation to suit individual tastes, the property's exceptional town-centre position and extensive plot make it an incredibly rare offering to the market. The generous proportions of both the house and the grounds provide clear potential for extension and further enhancement, presenting the opportunity to create a substantial and truly premier family home in one of Oakham's most enviable settings.

Properties offering this combination of location, space and long-term potential are seldom available, making this a particularly compelling opportunity for buyers seeking a distinctive home with scope to create something truly special within the heart of Oakham.





Room Measurements

Dining Hall 6.48m x 5.45m (21'4" x 17'11")

Living Room 6.99m x 3.34m (22'11" x 11'0")

Main Living Room 6.99m x 3.34m

Bay 3.60m x 2.00m

Kitchen 4.45m x 3.09m (14'7" x 10'1")

Utility Room 3.07m x 1.48m (10'1" x 4'11")

Bathroom 3.08m x 2.09m (10'1" x 6'11")

Reception Room/Ground Floor Bedroom
4.52m x 3.32m (14'10" x 10'11")

First Floor Landing 2.72m x 2.27m (8'11" x 7'5")

Bedroom One 4.79m x 3.66m (15'8" x 12'0")

Bedroom Two 3.26m x 3.06m (10'8" x 10'0")

Bedroom Three 2.72m x 2.33m (8'11" x 7'7")

Shower Room 2.09m x 1.1m (6'11" x 3'7")

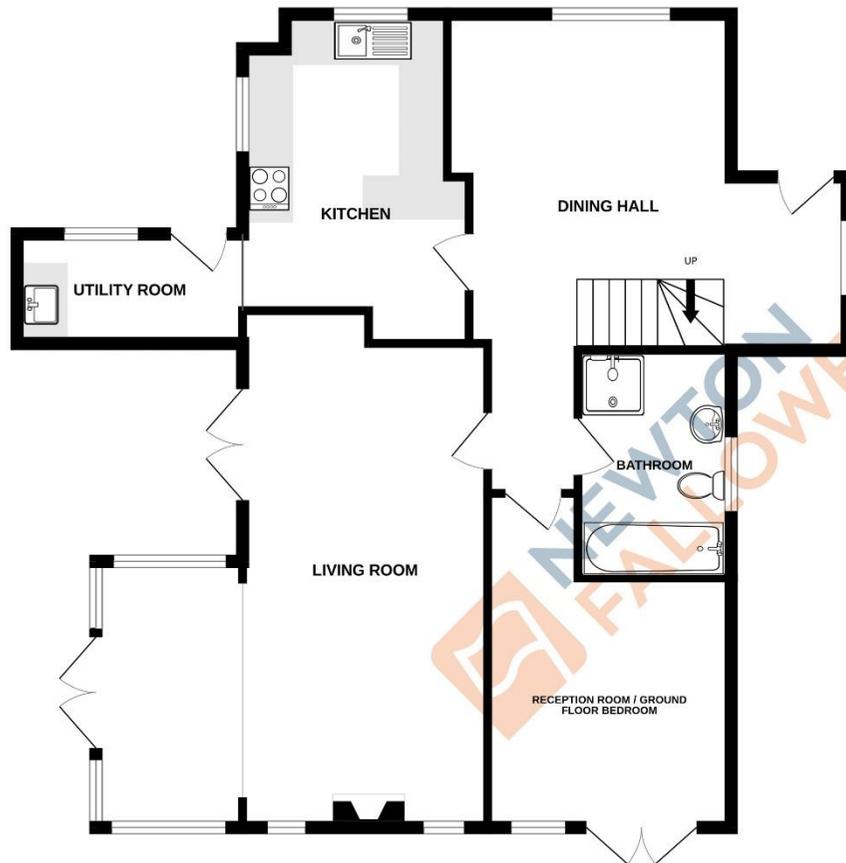




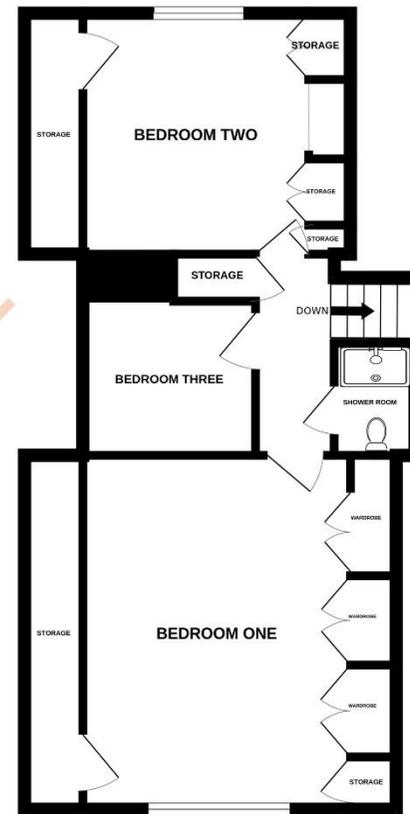
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GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



BURLEY ROAD, OAKHAM, LE15 6DH

TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.