



5 Furley Court, Oakham
£250,000

 **NEWTON FALLOWELL**

5 Furley Court

Oakham

This beautifully presented three-bedroom town house is ideally positioned in the heart of central Oakham, offering unrivalled convenience to local amenities and excellent transport links. Recently decorated throughout, the property is in excellent condition and ready for immediate occupation, with the added benefit of no onward chain. Step inside to discover spacious and versatile living accommodation, spread across three floors, including an open-plan kitchen / living area.

The three well-proportioned bedrooms offer flexibility to accommodate a young family, guests, or to create a dedicated home office space (ideal for those working remotely). The property's design maximises natural light and space, creating an inviting atmosphere that will appeal to young professionals and first-time buyers alike.

Externally, the property boasts a paved area to the side, offering valuable off-street parking for two cars or providing additional storage options as required. This low-maintenance outdoor space is perfect for those seeking convenience without the demands of a large garden, while still offering potential for low-key gardening or a seating area.

The location places you within easy walking distance of Oakham's vibrant town centre, with its array of shops, cafes, and restaurants, as well as excellent public transport options and major road links for commuting further afield. Whether you are looking for your first home, a practical base for a busy lifestyle, or an investment opportunity in a sought-after location, this town house delivers on all fronts. Early viewing is highly recommended to appreciate the quality and convenience this property has to offer.





Entrance Hall

12' 11" x 7' 4" (3.94m x 2.24m)

Living Room / Study

15' 8" x 8' 10" (4.78m x 2.70m)

Cloakroom

8' 4" x 7' 4" (2.53m x 2.24m)

Kitchen/Dining/Living Room

19' 5" x 9' 1" (5.91m x 2.78m)

Bedroom One

13' 7" x 9' 0" (4.13m x 2.75m)

Bedroom Two

10' 2" x 7' 3" (3.10m x 2.20m)

Bedroom Three

10' 7" x 7' 4" (3.22m x 2.23m)

Bathroom

10' 0" x 5' 6" (3.04m x 1.68m)

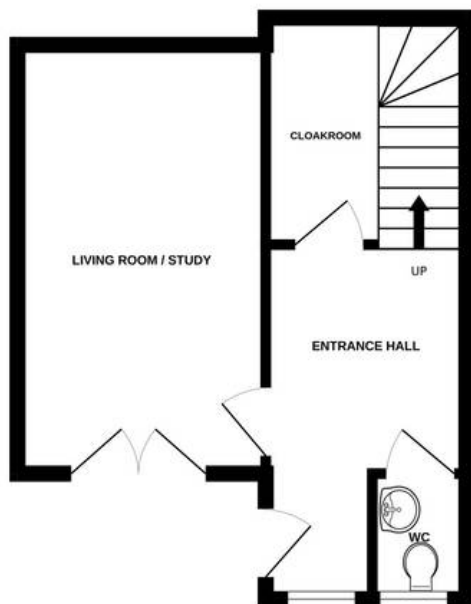
Council Tax band: C

Tenure: Freehold

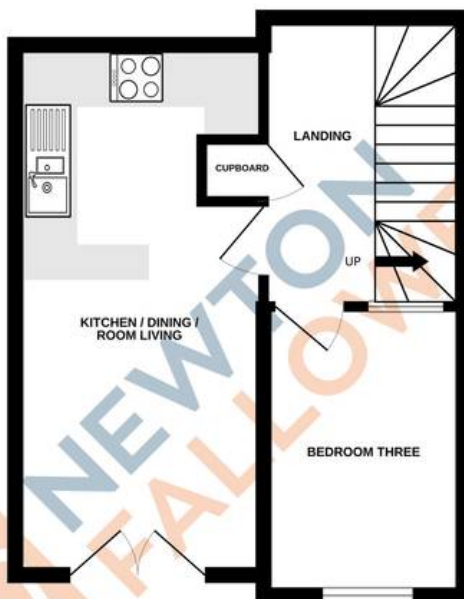
EPC Energy Efficiency Rating: C



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



FURLEY CT, OAKHAM LE15 6QY

TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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Newton Fallowell - Oakham

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