



£270,000

3 Bedroom Terraced House for sale  
28 Kilburn End, Oakham





## Overview

Stunning 3-Bedroom Townhouse in Oakham We are delighted to present this beautifully appointed 3-bedroom townhouse, perfectly located on the sought-after Kilburn End in Oakham.



## Key Features

- 3 Bedroom Town House
- Enclosed South Facing Garden
- 2 Generous En-Suite Double Bedrooms
- Integral Garage
- Close To Local Amenities
- Close To Local Transport Links





## Stunning 3-Bedroom Townhouse in Oakham

We are delighted to present this beautifully appointed 3-bedroom townhouse, perfectly located on the sought-after Kilburn End in Oakham.

On the ground floor, you'll find a versatile bedroom or home office, accompanied by a convenient guest toilet with a shower ideal for visitors or a flexible workspace. The ground floor also includes an integral garage for secure parking and additional storage and a separate utility room which also provides access to the beautiful rear garden.

The middle floor offers an expansive living room with front-facing windows that fill the space with natural light. Adjacent, the modern kitchen provides ample room, including a cozy area perfect for a small dining table.

Upstairs, the top floor boasts two generously sized double bedrooms, each with its own en-suite bathroom, offering a luxurious and private retreat. Oakham itself is a charming market town in the heart of Rutland, known for its historic charm, independent shops, and vibrant community. Enjoy scenic walks around Rutland Water, or take advantage of the top-rated schools and local parks all just a short stroll away.

Don't miss the chance to make this exceptional property your new home. Contact us today to arrange a viewing!

## MATERIAL INFORMATION



Tenure Type: Freehold

Shared Ownership: No

Council Tax Band: C

Construction Type: Brick Exterior And Tiled Roof

Sources of Heating: Gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: Mobile Signal/Coverage: Variable depending on provider

Parking: Garage and parking for up to 2 cars

Listed Property: No

Restrictions: None advised

Flooded in Last 5 Years: No

Sources of Risk: None

Flood Defences: None

Planning Permission/Development Proposals: None to note

**Garage**

17' 1" x 8' 0" (5.21m x 2.44m)

**Guest WC**

8' 6" x 2' 9" (2.59m x 0.84m)

**Utility**

8' 9" x 5' 7" (2.67m x 1.70m)

**Kitchen**

8' 9" x 14' 6" (2.67m x 4.42m)

**Living Room**

13' 11" x 14' 7" (4.24m x 4.45m)

**Entrance Hall**

**Bedroom (Double) with Ensuite**

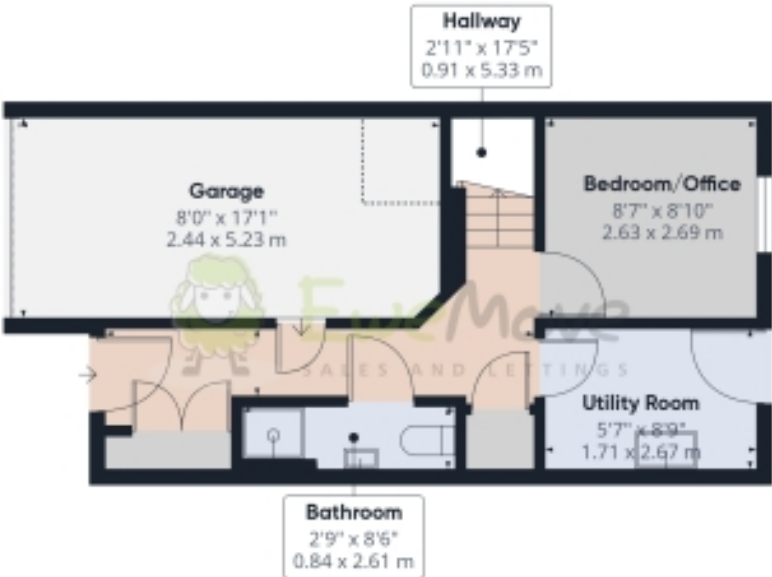
10' 1" x 12' 9" (3.07m x 3.89m)

**Ensuite Bathroom**

5' 3" x 5' 11" (1.60m x 1.80m)

**Bedroom (Double) with Ensuite**

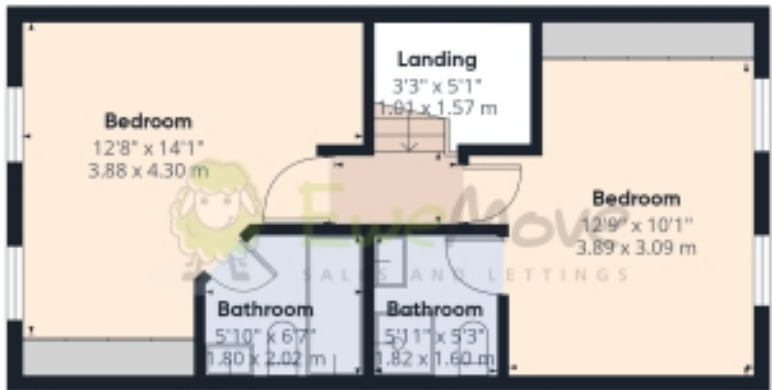
# Floorplans



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
1187 ft<sup>2</sup>  
110.2 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Oakham & Market Harborough

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