



BURLEY ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... IMMACULATE THREE BEDROOM PROPERTY ...”

An immaculately presented three bedroom semi detached property on a generous plot all centrally located in the historic market town of Oakham

Kitchen Breakfast Room • Sitting Room • Cloakroom • Two Double Bedrooms
One Single Bedroom • Shower Room • Ample Off-Road Parking • Generous Rear
Gardens • Market Town Location

Accommodation

The welcoming & stylish accommodation comprises an entrance hall with ground floor WC, a spacious double-aspect sitting room filled with natural light, and a superb kitchen breakfast room, thoughtfully designed as the heart of the home with ample space for everyday dining and entertaining

To the first floor are two generous double bedrooms, a well-proportioned single bedroom, and a stylish shower room, all presented to an exceptional standard.

Outside

Externally, the property continues to impress with generous, well-maintained gardens complemented by attractive terraced seating areas, providing the perfect setting for outdoor relaxation and entertaining. To the front, ample private parking offers excellent convenience for multiple vehicles.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.
Tax Band B

Tenure

Freehold



Burley Road, Oakham, LE15 6DL

House Total Approx. Gross Internal Floor Area incl. Garage = 1189 ft² / 111 m²

Measurements are approximate, not to scale, for illustrative purposes only.

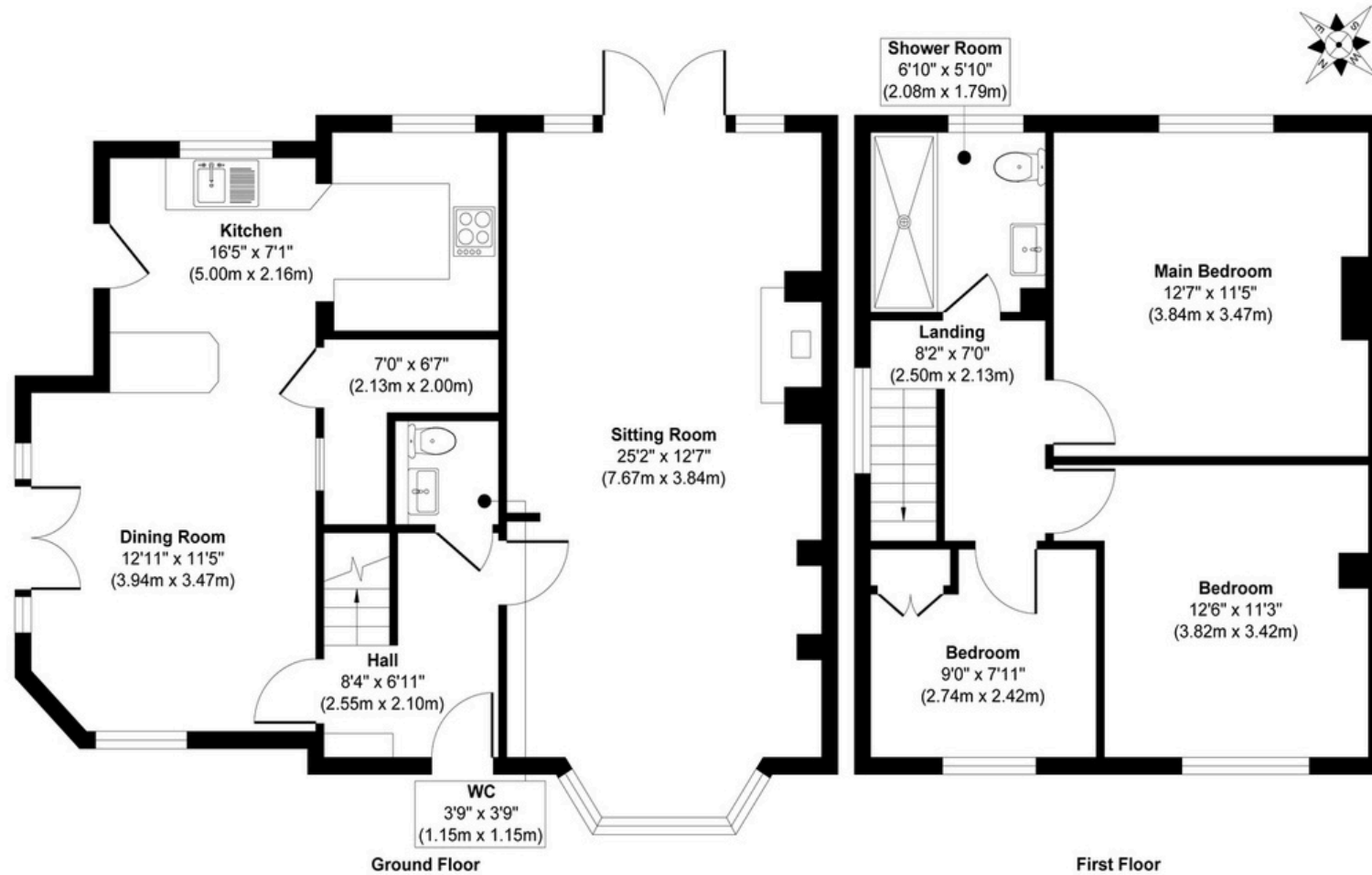


Illustration for identification purposes only, measurements are approximate, not to scale.



**JAMES
SELLICKS**

Oakham Office

6-8 Market Place, Oakham
Rutland LE15 6DT

01572 724 437

oakham@james sellicks.com

Market Harborough Office

01858 410 008

Leicester Office

0116 285 4554



**AWAITING
IMAGE**

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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