



Burley Crescent,
Oakham, Rutland, LE15 7LG

NEWTONFALLOWELL 

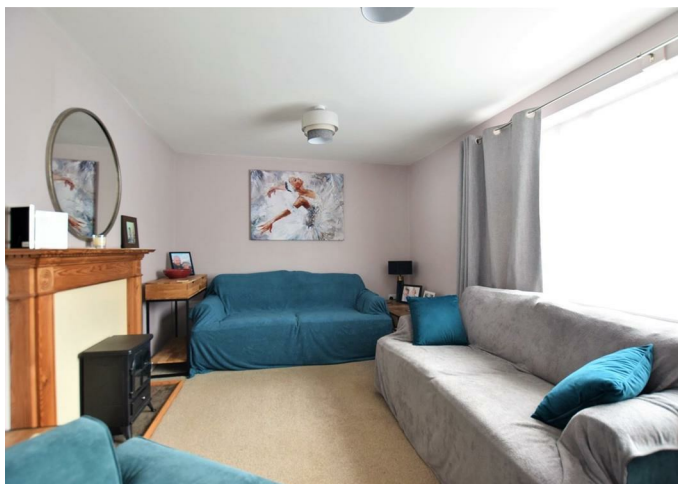
**Burley Crescent,
Oakham, Rutland, LE15 7LG
Guide Price £210,000 Freehold**

**** GUIDE PRICE £210,000 - £220,000 ****

Situated within a short drive from Oakhams picturesque market town centre and train station is this extremely well kept three bedroom semi detached home. In a move in condition the property has been extended over the years to create a fantastic entrance hall and wc, as well as this the property offers a kitchen, utility room, living room, three bedrooms and a shower room. To avoid missing out a viewing is essential at the earliest opportunity!

Sitting over two floors the property is entered via the front aspect into the useful entrance hall which is a fantastic space for any shoes/ coats. From here doors provide access to both the rear garden and WC. An arch opening leads you into the modern light and airy kitchen breakfast which offers plenty of floor to wall base units. There is a useful utility room which houses the Belfast sink and offers a window overlooking the rear garden. The living rooms sits to the front of the property. From the first floors landing you will find three bedrooms, described as two doubles and a single. The shower room finishes the upstairs accommodation.

A gravelled driveway provides off road parking for two vehicles. The rear garden is easy to maintain partly laid to lawn and part block paved and is all enclosed by timber fencing. There is a useful outbuilding and two storages sheds.



Entrance Hall

18'8 x 6'2 (5.69m x 1.88m)

WC

5'10 x 2'7 (1.78m x 0.79m)

Kitchen Breakfast Room

18'0 x 11'8 (5.49m x 3.56m)

Utility Room

5'8 x 4'1 (1.73m x 1.24m)

Living Room

18'2 x 9'10 (5.54m x 3.00m)

First Floor Landing

8'6 x 7'1 (2.59m x 2.16m)

Bedroom One

12'0 x 11'7 (3.66m x 3.53m)

Bedroom Two

10'0 x 9'1 (3.05m x 2.77m)

Bedroom Three

11'5 x 5'11 (3.48m x 1.80m)

Shower Room

8'11 x 6'9 (2.72m x 2.06m)

Outside

A gravelled front driveway sits to the front and provides off road parking for a couple of vehicles. A side gate leads you to the rear garden which is easy to maintain and mainly laid to lawn all enclosed by timber fencing.

Agents Notes

Boiler is 18 months old.



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GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	83
EU Directive 2002/91/EC			