



Kilburn End, Oakham  
Offers Over £280,000





This beautifully presented four-bedroom home is situated in a popular area, with views to both the front and rear aspects, and conveniently close to Oakham town centre. Offering fantastic accommodation spread across three floors, including a driveway parking, the garden is a picturesque haven.

Upon entering you are greeted into a welcoming entrance hall with a convenient downstairs shower room and toilet. This floor also offers a versatile third and four-bedroom, which bedroom four currently serves as an office. Additionally, there is a utility room and door to the garden.

Moving to the first floor, the property enjoys a spacious and beautifully designed living room to the front aspect with a charming feature fireplace that creates a cosy ambiance.

To the rear of the property, the modern dining kitchen includes a matching range of shaker-style base and wall-mounted units, space for dishwasher and fridge freezer along with integrated oven and hob.

To the top floor, two generously sized double bedrooms both with en-suites and bedroom two benefits from built-in wardrobes.

This fabulous home combines comfort, functionality, and style to create a superb living experience. Externally they is a beautiful, landscaped gardens to the rear and driveway parking to the front.

Tenure: Freehold  
 EPC: C  
 Council Tax: C  
 All Mains Connected







# Kilburn End, Oakham



Total area: approx. 100.9 sq. metres (1085.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro  
Plan produced using PlanUp.



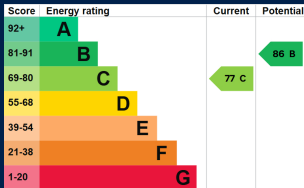
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements