



Kilburn End, Oakham  
Offers Over £270,000





Modern well-presented three-bedroom townhouse is spread across three spacious levels, offering modern living in a stylish and versatile layout - ideal for families, professionals, or anyone seeking contemporary comfort and convenience. Step into a welcoming entrance hallway leading to a well-proportioned third bedroom, perfect as a guest room, home office, or gym. This level also benefits from a convenient shower room and a separate utility room for added functionality. Internal access to the single integral garage completes the ground floor. The heart of the home boasts a spacious open-plan dining kitchen and a bright, airy living room, perfect for entertaining or relaxing with family. Large windows allow natural light to flood in, creating an inviting atmosphere throughout. Upstairs, you'll find two generous double bedrooms, each with its own ensuite, one featuring a full bathroom suite, the other a modern shower room, offering privacy and luxury in equal measure. To the rear, enjoy an easy to maintain enclosed garden including a recently refurbished raised decking area, perfect for outdoor dining or enjoying the sunshine.

This impressive property combines space, style, and practicality - a must-see for those looking for flexible and contemporary living.

TENURE:

All Mains Connected

EPC: C

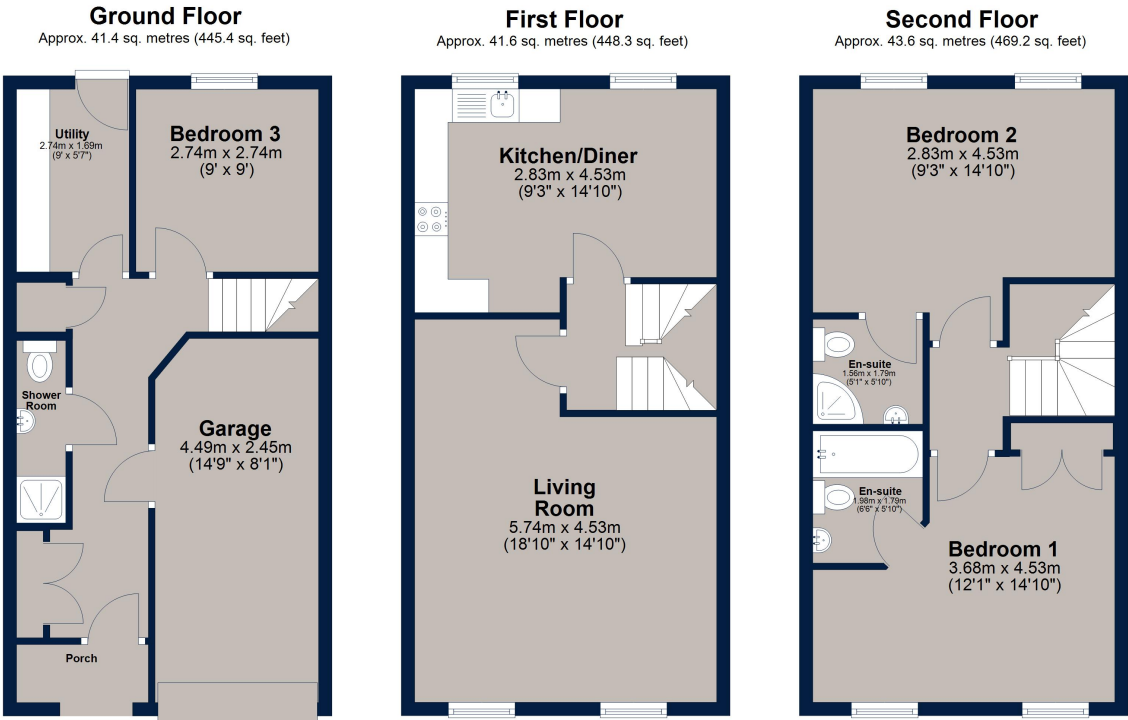
COUNCIL TAX: C







# Kilburn End, Oakham



Total area: approx. 126.6 sq. metres (1362.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

