OSPREY PROPERTY

Brooke Road, Oakham
Guide Price £400,000

This wonderful three-bedroom detached home was built in the early 1900's, retaining many original characters, resonantly fitted windows and enjoys a landscaped garden. The current owners and carried out cosmetic work including some replastering and a newly fitted downstairs shower room. Beautifully presented throughout and including a downstairs shower room and W/C, three reception rooms, kitchen, and sunroom. On the first floor there are three double bedrooms with the main bedroom benefiting from an en-suite.

To the front of the property is a block paved drive for one car and a small lawn area with picket fencing to the front and wall to the side. There is also gated rear access. The rear landscaped garden has several seating areas for enjoying summer sun, mainly laid to lawn with established shrubs and trees complement the garden to providing plenty of privacy.

TENURE: Freehold

EPC:E

Council Tax: D

Mains: Electric, Gas and Water

Brooke Road, Oakham

Ground Floor

Breakfast Room
2.80m x 3.02m
(9'2" x 9'11")

Sun Room
3.45m x 1.86m
(11'4" x 6'1")

Kitchen
3.77m x 3.02m
(12'4" x 9'11")

Dining Room
3.12m x 4.77m
(10'3" x 15'8")

Entrance Hall

Bathroom

Living Room
2.78m x 3.31m
(9'1" x 10'10")

First Floor

Bedroom 3
3.30m x 3.02m
(10'10" x 9'11")

Bedroom 1
3.02m (9'11") max
x 3.81m (12'6")

En-suite

Bedroom 2
2.76m (9'1")
x 3.52m (11'6") max

Total area: approx. 103.2 sq. metres (1110.7 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
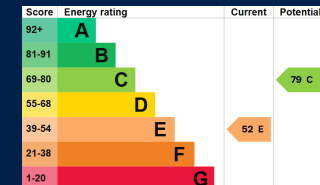Plan produced using PlanUp.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			79 C
55-68	D			
39-54	E		52 E	
21-38	F			
1-20	G			

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