



Asking Price £380,000 | Freehold

Brooke Road, Oakham LE15 6HQ





Key Features & Description

- Three Bedroom Semi Detached
- Arranged over three floors
- Two Reception Rooms
- Boiler less than a year old
- Dining Kitchen
- Large Garden
- Driveway Parking
- Available with no forward Chain
- EPC Rating E | Council Tax Band
- Service Charge £0 PA | Ground rent £0 PA | 0 years

This attractive property offers a wonderful blend of character and modern living, providing spacious and versatile accommodation arranged over three floors.

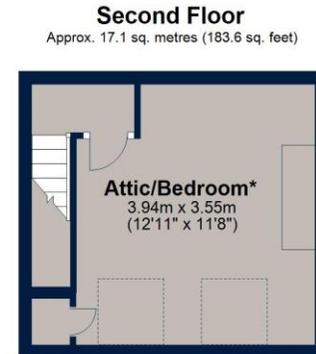
The property is entered via a welcoming entrance hall with stairs rising to the first floor and doors leading to the main reception rooms. The dining room enjoys a cosy atmosphere with a feature fireplace fitted with a wood-burning stove, while the living room is bright and inviting, featuring a bay window and an additional character fireplace.

To the rear of the property is a spacious dining kitchen, ideal for family living and entertaining, with patio doors opening directly onto the garden. A useful utility room and ground floor WC complete the ground floor accommodation.

On the first floor are two well-proportioned bedrooms, including the principal bedroom, together with a family bathroom fitted with both a separate shower and bath. The second floor provides a third







Total area: approx. 110.9 sq. metres (1193.2 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
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