



This exceptional residence presents a harmonious blend of character and comfort, perfectly suited for cosmetic updating and possibly extension (STPP). Boasting two spacious bedrooms, principle with fitted wardrobes, this home offers spacious and versatile living spaces.

The traditional layout of the living and dining areas creates an inviting atmosphere, with abundant natural light enhancing the elegant interiors. The well-appointed kitchen breakfast room features sleek countertops, appliances, and ample storage, making it a focal point for both cooking and entertaining, along with a lovely conservatory and small utility room / W/C.

Step outside to the large enchanting garden oasis, an ideal setting for relaxation or al fresco dining. Located in the sought-after neighbourhood of Oakham, this property enjoys close, proximity to local shops, schools, and transport links, ensuring convenience without sacrificing tranquillity.

Additional highlights of this home include field views to the front aspect. Don't miss the chance to make Brooke Road your new address in Oakham. Arrange a viewing today to experience the allure of this exceptional property.

TENURE: Freehold All Mains' Services Council Tax Band: C EPC: E













Brooke Road, Oakham

Osprey Oakham

Rutland LE156DH

4 Burley Road

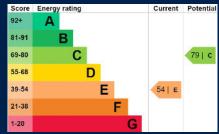
01572 756675

Oakham



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