



 **SPREY**
PROPERTY
FOR SALE
01572 756675

 **SPREY**
PROPERTY

Brooke Road, Oakham
Offers Over £275,000



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



Total area: approx. 120.1 sq. metres (1292.3 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plans are to scale. Plan produced by W Photo Plan produced using FloorPlan



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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		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

