



Brooke Road, Oakham  
Offers Over £275,000









Nestled in the charming town of Oakham, this delightful home offers an exceptional blend of comfort and convenience, combining modern open plan living with period charm. This home boasts a full refurbishment throughout including electrics, plumbing, and plastering. Moving through the house from the hallway, the property offers an open plan living room and dining area. The kitchen has been opened to a side extension incorporating bi-fold doors to the garden and a breakfast bar. The utility and separate downstairs W/C completes this floor. The first floor offers a spacious landing which would allow you to extend into the loft space if you so wish (STPP and Building regs), two spacious bedrooms and a stunning four-piece bathroom suite including a free-standing bath and walk in shower.

The gravel driveway offers parking for two cars and side access allows access to the rear. The garden has been mainly laid to lawn, incorporating a paved seating area close to the house, a further raised patio to the rear of the garden which is also home to a wooden shed and a Gazebo which currently houses a hot tub.

The town centre is a short walk away, making daily errands, school drop off and leisure activities a breeze.

With its ideal location, this property offers a perfect balance between tranquillity and accessibility, making it a must-see for those seeking a new place to call home.

Don't miss the opportunity to make Brooke Road your own. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.







FREEHOLD

EPC: C

COUNCIL TAX: B

MAIN: Water, Gas and Electric.











HALLWAY:

LIVING ROOM: 3.30m x 3.47m (10'10" x 11'5")

DINING ROOM: 3.65m x 3.47m ( 12' x 11'5")

KITCHEN / BREAKFAST ROOM: 3.62m X 4.44m (11'11" x 14'7")

UTILITY ROOM:

DOWNSTAIRS W/C:

LANDING:

BEDROOM ONE: 3.41m x 4.44m max ( 11'2" 14'7")

BEDROOM TWO: 3.64m x 2.80m (11'11" x 9'2")

BATHROOM: 3.52m x 2.41m (11'7" x 7'11")









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Total area: approx. 93.1 sq. metres (1002.6 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 producer using PlanIt.



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TOWN LIFE 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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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