



Brooke Road, Oakham
Asking Price Of £275,000





Situated within the popular market town of Oakham which is within a short drive from Rutland Water, is this well-kept and renovated semi-detached home. The property offers two reception rooms, dining kitchen, workshop, w/c, utility, three bedrooms, a three-piece bathroom, driveway to the front and good-sized garden with summer house/man cave to the rear with open field views. To avoid missing out, viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered via the airy entrance hall where you will find the stairs flowing to the first-floor landing and doors providing access to the living accommodation. The living room sits to the rear aspect with wood burning stove and double doors to the sunroom with vaulted ceiling. The dining kitchen which offers a shaker style units with plenty of storage and a central island with five burner gas hob, integrated dishwasher and double ovens side by side.

The dining area has an open fire, and double doors to the garden, The downstairs is finished with a useful side lobby, where you gain access to w/c, utility room and workshop. From the first floor's landing, you will find two spacious double bedrooms and a single along with family bathroom. Externally the property is well kept and easy to maintain. To the front, you will find a block paved driveway providing off-road parking for multiple of vehicles.

The southeast facing rear garden, which is of good size again mainly laid to lawn with a large patio area, flower and shrub borders and to the rear is a summer house/mancave which is great for entertaining.





AGENT NOTE: The Property is of Non-Standard Construction (Please ask the agent for more details)

TENURE: Freehold

EPC: TBC

COUNCIL TAX: B

All Mains Services connected







PORCH:

ENTRANCE HALL:

LIVING ROOM: 3.11m x 4.04m (10'2" x 13'3")

SUNROOM: 3.12m x 3.38m (10'3" x 11'1")

KITCHEN/DINING ROOM: 5.49m x 3.52m (18' x 11'7")

LOBBY:

WORKSHOP: 2.32m x 2.12m (7'7" x 6'11")

UTILITIY:

W/C:

LANDING:

BEDROOM ONE: 3.40m x 3.96m (11'2" x 13')

BEDROOM TWO: 3.40m x 3.46m (11'2" x 11'4")

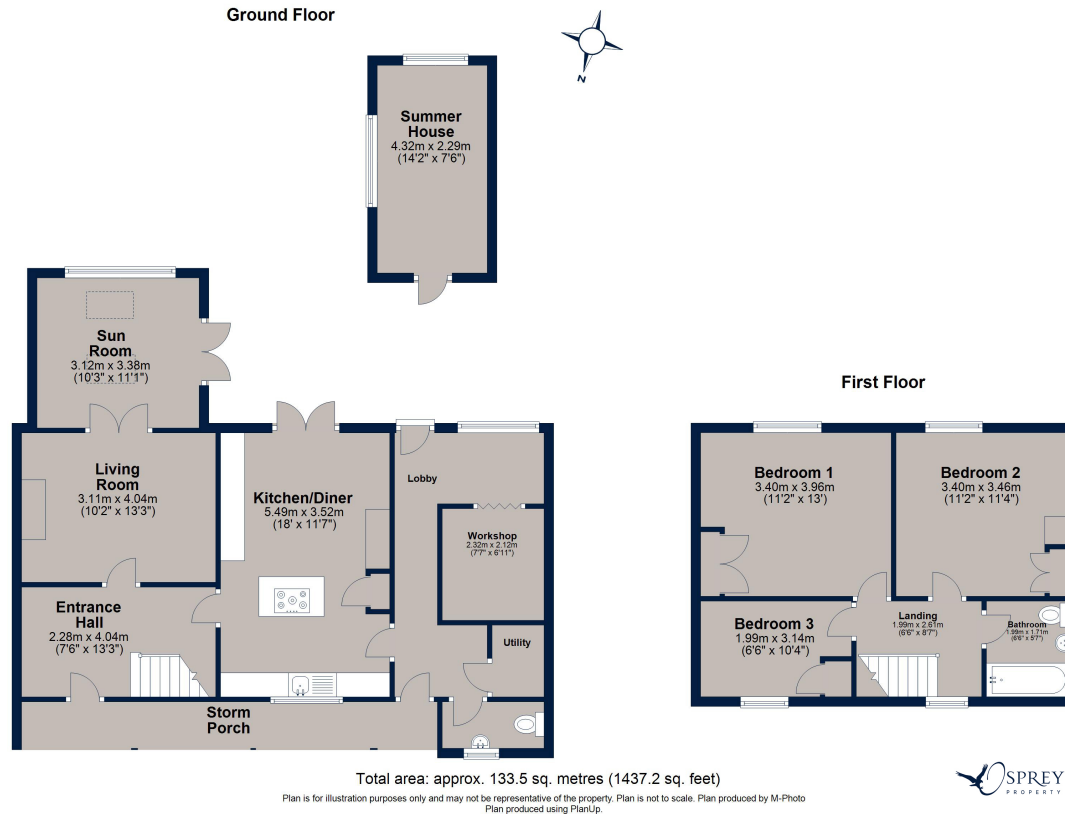
BEDROOM THREE: 1.99m x 3.14m (6'6" x 10'4")

BATHROOM:





Brooke Road, Oakham



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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		
69-80	C		
55-68	D		64 D
39-54	E	49 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