



Brooke Road, Oakham
Offers Over £350,000



This exceptional residence presents a harmonious blend of character and comfort, perfectly suited for a mix of town and rural living. Boasting two spacious bedrooms and attic room currently used as the third bedroom, principle with views over open fields, 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 including open fire and log burner. The well-appointed kitchen breakfast room features sleek countertops, appliances and ample storage, making it a focal point for both cooking and entertaining. Additionally, there is a downstairs shower room / W/C.

Step outside to the 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.

Freehold

All Mains connected

EPC: E

Council Tax: C





Brooke Road, Oakham

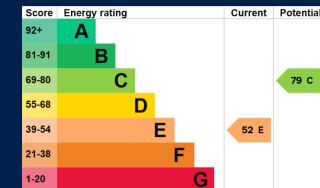


Total area: approx. 111.1 sq. metres (1196.3 sq. feet)

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 produced using PlanUp.



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.



Osprey Oakham
4 Burley Road
Oakham
Rutland LE15 6DH
01572 756675
oakham@osprey-property.co.uk

Osprey Stamford
7 Red Lion Street
Stamford
Lincolnshire, PE9 1PA
01780 769269
stamford@osprey-property.co.uk

Osprey Oundle
6 Crown Court
Market Place
Oundle, PE8 4BQ
01832 272225
oundle@osprey-property.co.uk

Osprey Melton
8 Burton Road
Melton
Leicestershire, LE13 1AE
01664 778170
melton@osprey-property.co.uk



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