



Brooke Road, Oakham
Asking Price Of £550,000



Attractive fronted four-bedroom Edwardian detached home. Presented over three floors and cleverly designed to maximise space and light which includes an array of original features. Conveniently placed on the edge of Oakham town centre, Brooke Road is without doubt perfectly balanced in terms of easy access to day-to-day amenities, with town living and family needs.

On entering the property, you are greeted by traditional high ceilings and architrave giving access to the stairs to the first floor and door to the dining room. The dining room boasts a wood burning stove and built in cupboards plus access to the kitchen and door leading to the living room. The living room has a box bay window and wood burning stove. The dining room opens to the kitchen which makes this a great entertaining space. From here is the back lobby/utility room, downstairs w/c and to complete this floor a snug/study. Stairs rising to the first floor where you gain access to three of the four bedrooms and family bathroom. To the second floor the owners have made great use of the space and currently use as a bedroom. Outside to the rear, the current owners have created an alfresco dining space which leads onto the paved patio and onto the lawn with planted borders. Follow the foot path to the rear and you will find a wooden cabin which the current owner uses as not only an office but a great entertaining space for BBQ, and family get togethers.

TENURE: Freehold

All Main Connected

EPC: E

COUNCIL TAX: E





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Total area: approx. 180.9 sq. metres (1947.3 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



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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		75 C
55-68	D		
39-54	E	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