



49 Brooke Road, Oakham, LE15 6HG

 **NEWTON FALLOWELL**



Key Features

- Period Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Period Features
- Presented To A High Standard
- Easy Access To The Town Centre
- Large Enclosed Rear Garden
- Outbuilding Suitable For A Range Of Uses
- EPC Rating E
- Freehold

£325,000





Set within a popular location just a moment's walk from Oakham's bustling town centre and being sold with NO CHAIN is this stunning period Victorian semi-detached property that has been well maintained by the current owners. The property offers two spacious reception rooms and three double bedrooms. Residing on a generous plot the property offers spacious living accommodation and is presented to a high standard.



As you approach the property access is via the recessed front door that leads into the entrance hall. From the entrance hall, there are stairs to the first-floor landing and doors to the lounge, dining room, and kitchen. The lounge sits to the front of the property and features a traditional bay with box sash windows to the front aspect and an inset log burner. To the rear of the property is the dining room and kitchen with the kitchen offering wall floor units, tiled splashbacks, space and plumbing for a washing machine, and access to the rear garden. The dining room is spacious and offers built-in storage cupboards and an inset fireplace. On the first floor, there are three double bedrooms and a family bathroom. Bedroom one and bedroom three sit to the rear of the property with bedroom one offering built-in cupboards, a period fireplace, and modern box sash windows to the rear aspect. The family bathroom and bedroom two sit to the front of the property with bedroom two offering a built-in wardrobe. The family bathroom is majority tiled and features a panel bath, and pedestal wash hand basin.



Externally the property resides on a spacious plot with the rear being mainly laid to lawn with borders of plants and shrubs and featuring a seating area. A useful outbuilding offers a wide range of uses and combined with the pod offers a lot of extra useable space.

Room Measurements

Entrance Hall 2.63m x 2.20m (8'7" x 7'2")

Lounge 3.49m x 3.20m (11'6" x 10'6")

Dining Room 3.31m x 2.80m (10'11" x 9'2")

Kitchen 3.36m x 2.38m (11'0" x 7'10")

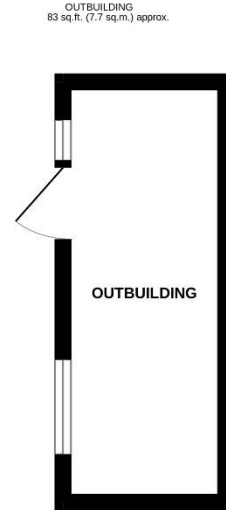
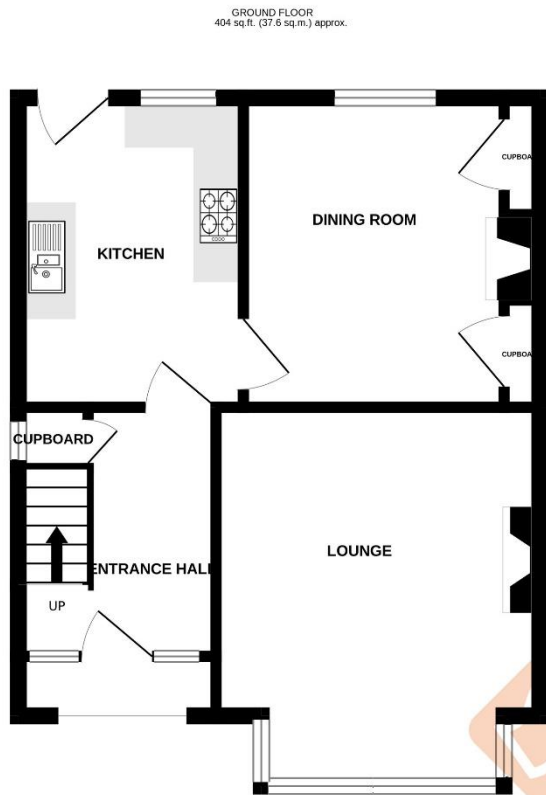
Bedroom One 3.30m x 2.89m (10'10" x 9'6")

Bedroom Two 3.51m x 3.30m (11'6" x 10'10")

Bedroom Three 2.43m x 2.39m (8'0" x 7'10")

Bathroom 2.17m x 1.86m (7'1" x 6'1")

Outbuilding 4.48m x 1.73m (14'8" x 5'8")



BROOKE ROAD, LE15 6HG

TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.