



13 Brocklebank Road, Oakham, LE15 7UW

Ideal First time purchase

Finance available Subject to status

£289,950 - Guide Price

- 3 bedroom Semi Detached property
- Large single garage with off road parking
- Landscaped low maintenance enclosed rear South facing garden
- 2 Reception rooms
- Great family home or investment

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Summary

Price - £289,950

Size - 900 Sq Ft

Bedrooms - 3 one with ensuite

Council Tax - Band C

EPC - B (88)

Parking - 2 x off road

Description

Entering through the front door, you are welcomed into a spacious entrance hall with stairs rising to the first floor and a door leading into the living room. Located at the front of the property, the bright living room features a double-glazed bay window to the front, an additional double-glazed window to the side, and an open doorway through to the kitchen.

The kitchen is fitted with a range of modern units and integrated appliances, including an inset gas hob, with splashback and extractor hood, an integrated oven, fridge/freezer, and dishwasher. Further features include a tiled floor, and a double-glazed window overlooking the rear garden.

Flowing from the kitchen is the dining room, which benefits from tiled flooring, a double-glazed side window, and double French doors opening out to the rear garden—perfect for indoor-outdoor living. Completing the ground floor is a W.C. comprising toilet and a wash hand basin.

Upstairs, the property offers three bedrooms—two doubles and a single. Bedroom one is situated at the front and includes a double-glazed window and access to a modern en-suite shower room. The en-suite has shower cubicle with stainless steel fittings, W.C. pedestal wash basin, tiled flooring, and a privacy window to the front.

Bedrooms two and three are positioned at the rear of the property, both featuring double-glazed windows overlooking the garden.

The family bathroom completes the first-floor accommodation and includes a panelled bath with a stainless-steel hand-held shower, a W.C., a pedestal wash basin, a heated towel rail, and a side-facing window.

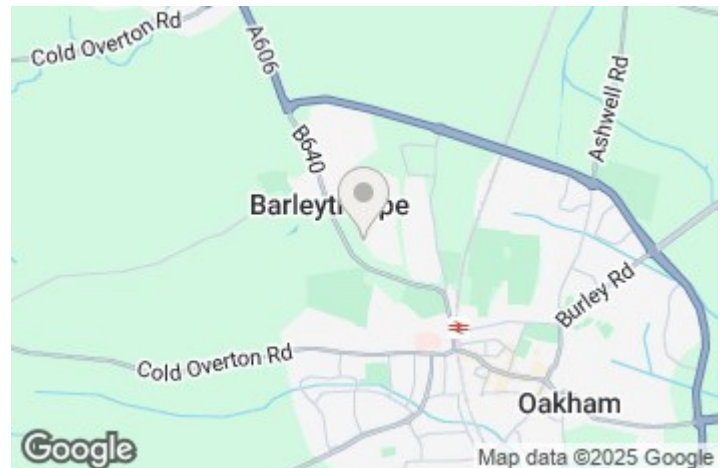
Externally, the home benefits from a low-maintenance front garden, 2 off road parking spaces and a large single garage. The fully enclosed south facing rear garden is mainly laid to artificial lawn and a patio laid with bespoke porcelain slabs. There is access to the garage from the garden via a personnel door.

Location

The property is located on the popular Buttercross Park/Barleythorpe estate on the outskirts of Oakham and Barleythorpe. Oakham is a popular Market town and boasts to be the County capital of Rutland, the smallest County in the UK. Well positioned in the Midlands close to the A1 at Greetham/Stretton with good access to other popular market towns, Stamford, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away. Motorway access is circa 20 miles West at Junction 21a, via the A46 from Melton Mowbray.

Terms

Offered for sale at a guide of £289,950



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

