



## Brooke Road, Oakham

This beautifully renovated two-bedroom property offers a stylish and contemporary living space, spread across two floors. The home has undergone a full renovation throughout, ensuring a modern yet inviting atmosphere.

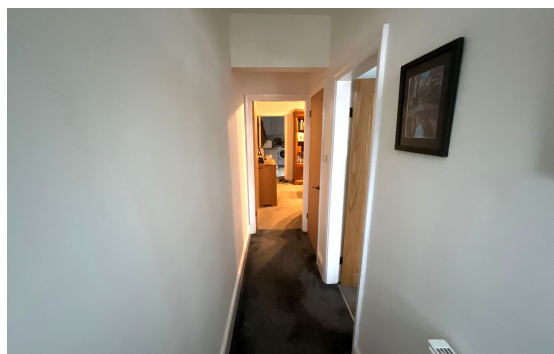


### FEATURES

- End Terrace Home Situated conveniently  
In A Prime Location
- Completely Refurbished
- Two Comfortable Bedrooms
- Enclosed Rear Garden
- Walking Distance To Town Centre

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## ACCOMMODATION

On the ground floor, the property features a lounge at the front. The dining room, positioned centrally, offers ample space for entertaining and leads seamlessly into the newly upgraded kitchen. The kitchen boasts a modern design with quality fittings and direct access to a practical storage area and external WC at the rear.

Ascending to the first floor, the property comprises two generously sized bedrooms. The primary bedroom, located at the front, benefits from ample natural light and a well-proportioned layout. The second bedroom, also spacious, offers flexibility for use as a guest room, home office, or additional living space. A stylish, newly fitted bathroom completes the upper floor, featuring contemporary fixtures and fittings that complement the home's modern aesthetic.

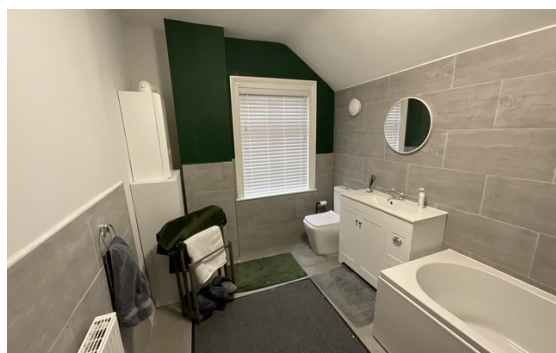
With an approximate total floor area of 863 sq. ft. (80.18 sq. m), this home has been thoughtfully renovated to a high standard. Ideal for first-time buyers, small families, or professionals, this property is move-in ready and offers a fantastic living environment.

To book a viewing call our area experts

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## EXTERNAL

Externally to the rear is a private garden, mainly laid to lawn with shrub borders, patio area for entertaining and two sheds providing ample storage.

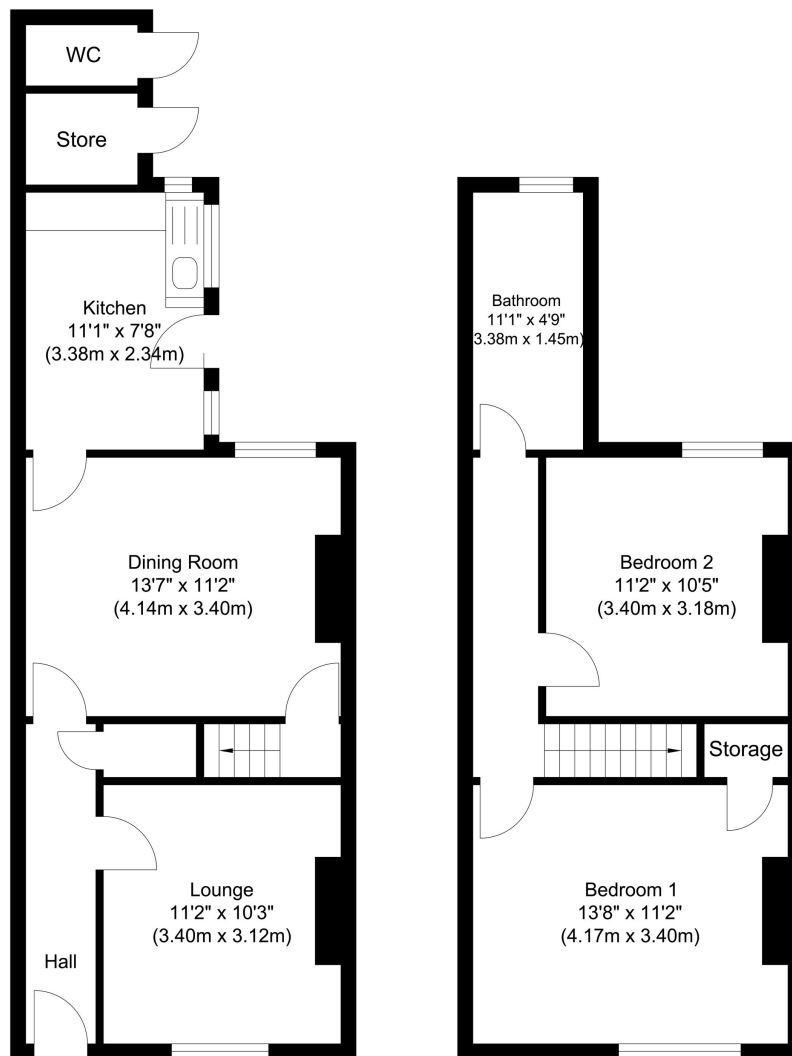
Oakham is a lovely market town, within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages.



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Ground Floor  
Approximate Floor Area  
465.64 sq. ft  
(43.26 sq. m)

First Floor  
Approximate Floor Area  
397.40 sq. ft  
(36.92 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

## EPC RATING

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

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