



Brookfield, High Street
Morcott, Oakham, LE15 9DN
Price Guide £650,000

Richardson

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Set back from the High Street with a long private driveway which opens up to provide ample hard standing and leading to a detached double garage sits Brookfield, a large individual split level bungalow. Standing in extensive grounds extending to approximately 0.75 acre with a backdrop of mature trees, the property presents a wonderful opportunity for those seeking a spacious and versatile living space in a tranquil setting. The accommodation has been designed to give an open plan feel to the reception areas with plenty of natural light with the use of double glazed picture windows. A recessed reception porch with the front door opens to the reception hall with opening through to the dining room, with fire facility, and steps down to the living room, with an open fire facility and the sitting room. There is also a good sized kitchen breakfast room and utility. The 5 bedrooms are off the side hallway along with the family bathroom. The master bedroom has built in wardrobes and an ensuite bathroom. The grounds are to all sides with extensive lawns, shrubs and flower beds, patio areas, shed and green house. The property is offered with no chain and there are opportunities for improvement and extension, subject to planning permission. However the property presents a rare and exciting opportunity to acquire a substantial property on a generous plot in a popular Rutland village.

Covered porchway

Reception hall

Sitting room
11'7" x 10'7" (3.54m x 3.25m)

Living room
23'4" x 15'5" (7.12 x 4.70m)

Dining room
13'7" x 10'11" (4.16m x 3.35m)

Kitchen breakfast room
14'2" x 9'10" (4.34m x 3m)

Utility room
9'10" x 6'6" (3m x 2m)

Side hallway





Master bedroom
13'5" x 12'9" (4.10m x 3.89m)

Ensuite
9'10" x 6'6" (3m x 2m)

Bedroom
13'8" x 12'1" (4.18m x 3.70m)

Bedroom
12'1" x 8'3" (3.70m x 2.53m)

Bedroom
9'10" x 8'0" (3.02m x 2.44m)

Bedroom
9'10" x 8'0" (3.02m x 2.45m)

Family bathroom

External details

Set back down a private driveway and standing in a mature plot of approximately 0.75 acre with extensive lawns, flower beds and shrubs, patio areas, shed and green house with a back drop of mature trees. Plenty of parking and detached double garage 5.93m x 5.77m with twin up and over doors along with eave storage space.

Council Tax
Rutland District Council Tax Band G

Services

Mains electricity, mains water, mains gas providing gas central heating. Drainage is via a new Package Drainage Treatment Plant.

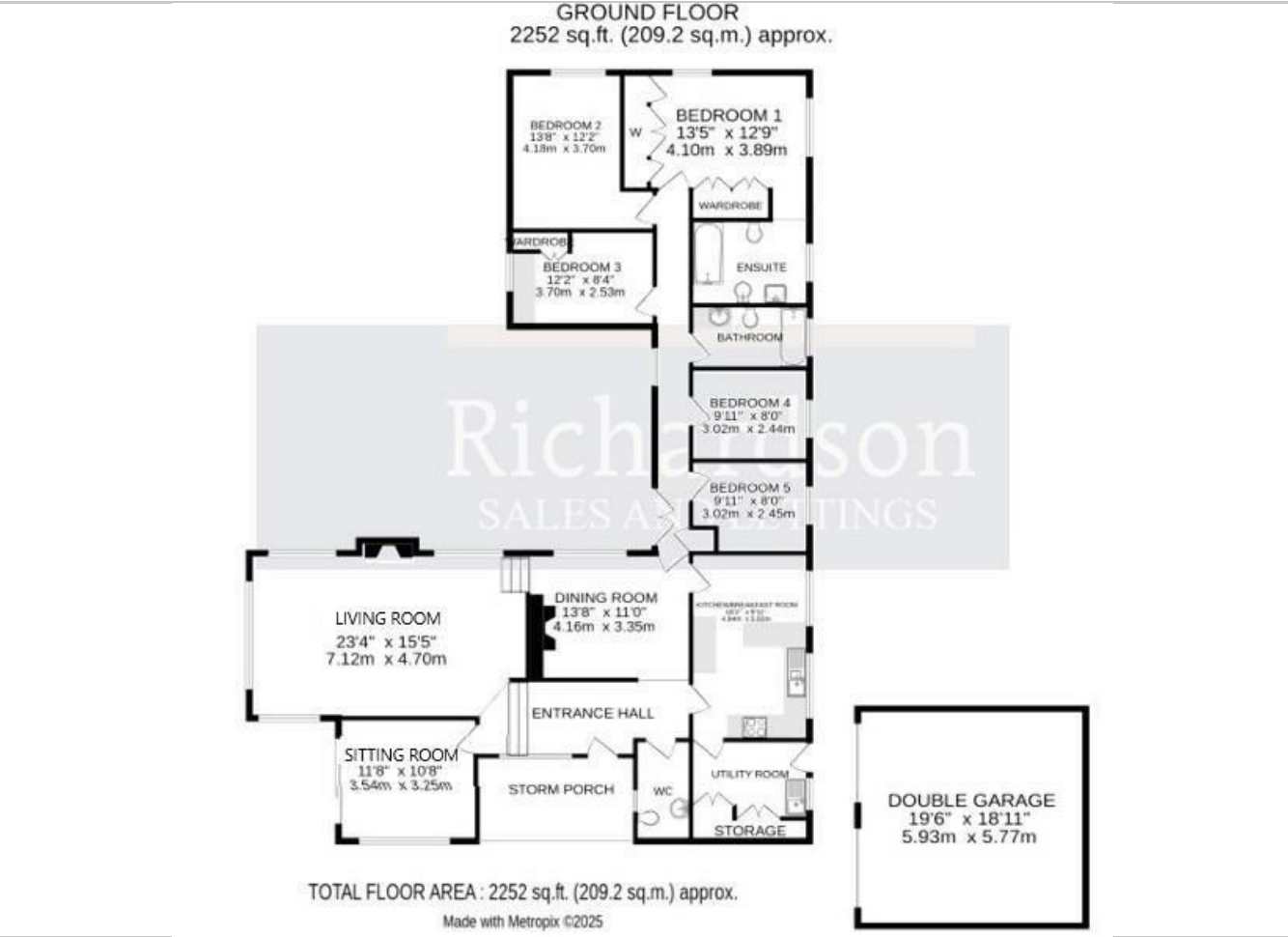
Tenure
Freehold with vacant possession.

Agents notes
The property is within the conservation area of the village.

Communications
According to Ofcom: Superfast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk

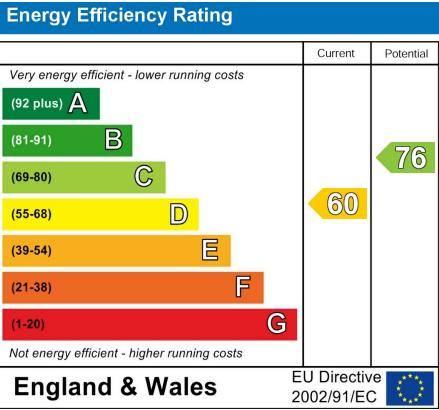
Floor Plan



Area Map



Energy Efficiency Graph



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