



1 Brooke Road, Braunston, Rutland, LE15 8QR
Guide Price £675,000



Chartered Surveyors & Estate Agents

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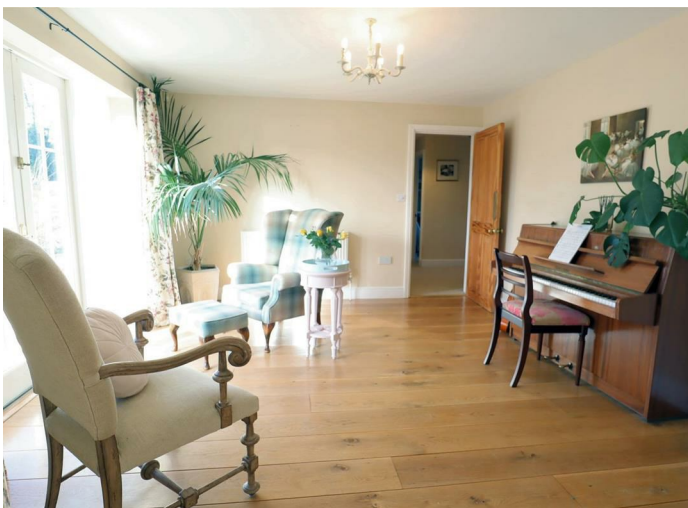


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An attractive stone detached, double bay fronted house offering extensive character accommodation with detached single garage, off-road parking for a number of vehicles and established gardens in a premium Rutland village close to the county town of Oakham.

** 4 Reception Rooms * Kitchen/Diner * Cloakroom * WC * 5 Spacious Double Bedrooms * 3 Bath/Shower Rooms **

Early viewing is highly recommended.



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Tenure: Freehold

Council Tax Band: F (Rutland County Council)



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The property was constructed to a demanding specification in 2007 of local stone with contrasting quoins and under tiled roof and provides tastefully appointed accommodation with generously proportioned rooms, seamlessly combining rustic character and the air of contemporary family living.

The property has oil fired central heating and sealed unit double glazing and includes an array of good quality fixtures and fittings. The interior is arranged over three storeys and briefly comprises:

GROUND FLOOR: Entrance Hall, Cloakroom, WC, Sitting Room with log-burning stove, Lounge with log-burning stove, Study, Dining Room, Kitchen/Diner;

FIRST FLOOR: Master Bedroom with en-suite Bathroom, three further good size Double Bedrooms, two of them with en-suite Bathroom, Family Bathroom;

SECOND FLOOR: further large Double Bedroom.

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.88m x 6.58m (6'2" x 21'7")

Part glazed front entrance door, inset stone tiled matt well, radiator, pine staircase with turned spindles leading to first floor, understairs storage area.

Cloakroom 2.03m x 2.26m (6'8" x 7'5")

Radiator, fitted coat hooks, window to rear elevation.

WC 0.91m x 2.03m (3'0" x 6'8")

White suite of low level WC and pedestal hand basin, tiled floor, window to rear elevation.

Sitting Room 4.67m incl bay x 4.09m (15'4" incl bay x 13'5")

Log-burning stove set on raised hearth with feature dressed stone fireplace surround, radiator, bay window to front elevation.

Lounge 4.57m incl bay x 4.06m (15'0" incl bay x 13'4")

Elegant dressed stone fireplace with raised hearth housing log-burning stove, traditional fitted cupboards with shelving above to either side of fireplace, radiator, bay window to front elevation.

Study 3.78m x 3.10m (12'5" x 10'2")

Radiator, fitted cabinets and shelving to one wall, oak floor, dual aspect windows to side and rear elevations.

Dining Room 3.66m x 4.09m (12'0" x 13'5")

Radiator, oak floor, French doors with matching side panels opening to rear garden. Leads through to:

Open-plan Kitchen/Diner 8.41m x 3.78m overall (27'7" x 12'5" overall)

Spacious room flooded with light provided by triple aspect windows and featuring Kitchen Area and Dining Area as follows:

Kitchen Area

Excellent range of fitted units incorporating timber

work surfaces, inset single drainer stainless steel sink with mixer tap and boiling water tap above, cream fronted base cupboards, drawers and shelving, matching eye level wall cupboards and glass fronted display cabinet, central island unit with timber top and storage and wine rack beneath.

There is undercounter space and plumbing for dishwasher and washing machine, as well as space for upright fridge-freezer. Included in the sale is a freestanding Stoves electric oven with stainless steel splashback and extractor hood above.

Engineered oak floor, beam to ceiling, recessed ceiling spotlights, dual aspect windows with rural views to front. Oil fired GRANT boiler installed in August 2024 with 10 year guarantee.

Dining Area

Radiator, engineered oak floor, recessed ceiling spotlights, window and external glass panelled door to rear garden.

FIRST FLOOR

Landing 1.96m x 5.61m (6'5" x 18'5")

Galleried pine stairs, radiator, door to stairs leading to second floor, window to front elevation.

Master Bedroom (One) 3.66m x 4.11m (12'0" x 13'6")

Radiator, window to rear elevation.

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En-suite Bathroom 2.69m x 3.78m (8'10" x 12'5")

White suite comprising low level WC, pedestal hand basin, bath and separate shower cubicle with deluge shower above and further wall mounted shower head.

Fully tiled splashbacks, tiled floor, chrome heated towel rail, eaves storage cupboard, recessed ceiling spotlights, Velux window.

Bedroom Two 4.17m x 4.09m (13'8" x 13'5")

Radiator, window to front elevation.

En-suite Bathroom 2.41m x 3.73m (7'11" x 12'3")

White suite comprising low level WC, pedestal hand basin and 'P'-shaped bath with deluge shower above, further handheld shower attachment and curved glass screen.

Tiled splashbacks, tiled floor, chrome heated towel rail, eaves storage, window to side elevation.

Bedroom Three 3.18m x 4.09m (10'5" x 13'5")

Fitted wardrobes and storage cupboard, radiator, window to front elevation.

Bedroom Four 3.63m x 4.11m max (11'11" x 13'6" max)

Radiator, window to rear elevation.

Family Bathroom 2.06m x 3.00m (6'9" x 9'10")

White suite comprising low level WC, pedestal hand basin, bath and separate shower cubicle with wall

mounted shower above.

Fully tiled splashbacks, tiled floor, chrome heated towel, recessed ceiling spotlights, window to rear elevation.

SECOND FLOOR

Bedroom Five / Studio 4.06m x 10.39m (13'4" x 34'1")

Galleried stairs, two radiators, oak floor, eaves storage cupboards, fitted shelving to two walls, two Velux windows to rear, porthole window to gable end providing a pleasant rural outlook.

OUTSIDE

The property is accessed via traditional double five bar timber gate leading to an extensive gravelled area of vehicular hard standing and detached garage.

Detached Single Garage 3.40m x 5.64m (11'2" x 18'6")

Stone built garage with up and over door to front, window and personnel door to side.

Gardens

The gardens have been attractively hard landscaped for ease of maintenance and feature a shaped raised border adjoining the gravelled area of parking to the front stocked with various shrubs and bushes and a privately enclosed by brick walling garden to the rear paved to provide an ideal space for al fresco dining and entertaining in the warmer months.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Oil central heating

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast
Mobile signal availability:

Indoor: EE, Three - voice and data likely; O2 - voice and data limited; Vodafone - none;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BRAUNSTON IN RUTLAND

Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating

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wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

COUNCIL TAX

Band F
Rutland County Council, Oakham 01572-722577

FLOOD RISK

There is a very low minimal flood risk for this property.

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of

each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



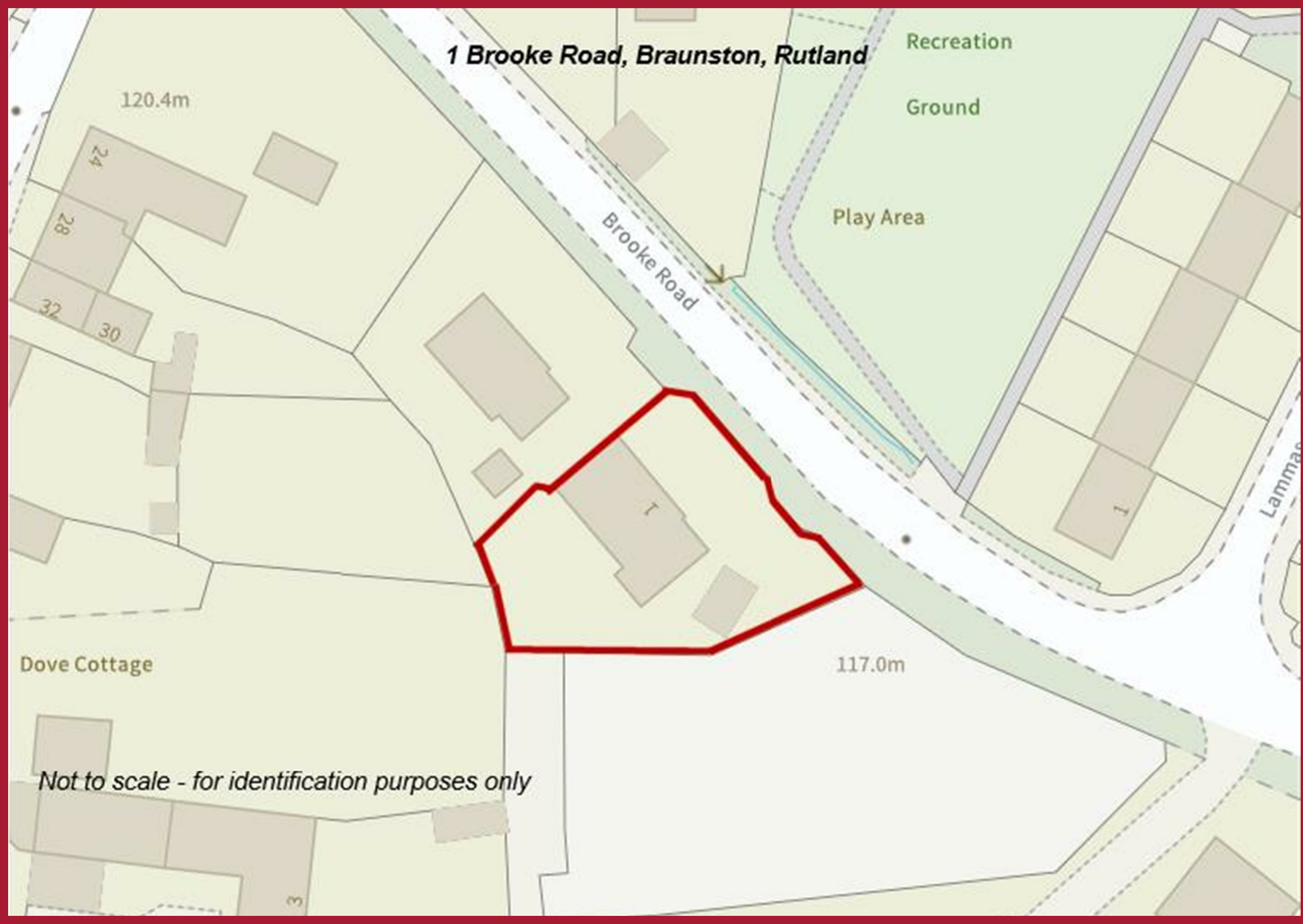








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Recreation
Ground

Play Area

Brooke Road

Lammas

Dove Cottage

Not to scale - for identification purposes only



This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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