



Hurfords

63 Brooke Road, Oakham Freehold offers Over £270,000



# Key Features

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- Two Double Bedroom Victorian Property
- Modernised and Refurbished Throughout
- Open Plan Kitchen and Dining Space
- Attached Outbuildings to the rear
- Fabulously Constructed Cabin to provide additional Living Space

Upon entering through the enclosed porch, is the hallway leading to the reception and living spaces on the ground floor. From the moment you enter, it's clear the owners have thoughtfully restored the home's Victorian charm, featuring Minton-style hallway tiles and original pine doors with beehive doorknobs and rim locks. To the right is the living room which provides a warm and cosy ambience and details its character features with the picture rail, high ceilings and open fireplace. Directly ahead of the hallway is the open plan kitchen and dining room which again boasts high ceilings, original pine alcove cupboard and open fireplace. The current owners opened the two rooms to create a more spacious, light-filled, and versatile living area. The handcrafted kitchen features integrated appliances, including fridge drawers, a range cooker, and a dishwasher. Designed for personalization, it can be painted in any colour and is accented with antique brass cup



## 63 Brooke Road, Oakham

Approximate Gross Internal Area  
Main House = 82 Sq M/882 Sq Ft  
Outbuilding = 16 Sq M/172 Sq Ft  
Total = 98 Sq M/1054 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

handles and knobs. Patio doors lead directly to the rear garden.

A door from the dining area leads to the staircase, which ascends to a first floor landing carpeted in natural sisal. Off the landing are two double bedrooms and a family bathroom. The main bedroom, located at the front of the property, features original pine flooring, while the second bedroom is carpeted. Both retain their charming Victorian fireplaces. The fully refurbished family bathroom features a walk-in shower, roll-top bath, WC, and washstand. Embracing Victorian charm, it showcases mid-height tongue-and-groove panelling, a black-and-white chequered tile floor, and a washbasin set atop an antique cupboard. Fixtures are elegantly finished in antique brass, complemented by black accents on the shower screen and flooring.

The front of the property features a shared paved path leading to the porch and a small gravel area outside the living room. The rear garden is mainly paved, with decking, lawn and an impressive insulated timber cabin-perfect for a home office, gym, or guest space. Original outbuildings provide garden equipment storage and a utility area. Rear access is available via a right of way through neighbouring gardens.


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