

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 39 Brooke Road, Oakham, Rutland, LE15 6HG

Ideally located just moments from Oakham's vibrant town centre, this charming three-bedroom period home offers spacious and stylish living with a modern open-plan layout.

Beautifully presented throughout, the property features a bright lounge with a decorative fireplace, a generous dining area opening to the garden, and a fully fitted kitchen with integrated appliances. There's also a convenient downstairs W/C. Upstairs are two double bedrooms, a single bedroom, and a modern family bathroom with a separate bath and shower.

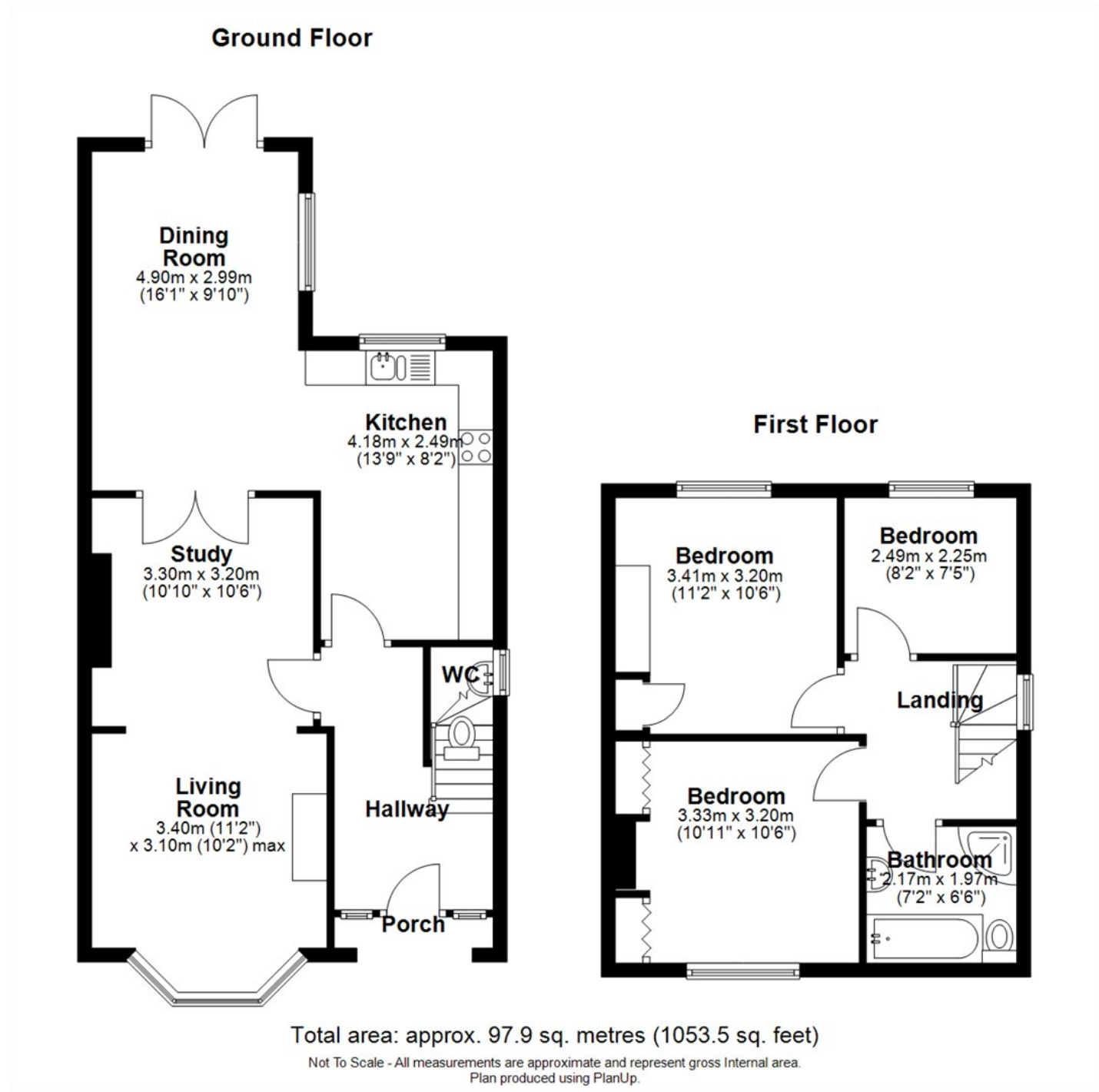
Outside, enjoy a large, well-kept rear garden, perfect for relaxing or entertaining, and a low-maintenance front garden. Overlooking Oakham Cricket Club, the property offers a delightful outlook with residents' permit parking available nearby.

Available unfurnished from January 2026.

- 3 bedrooms
- Bathroom with shower
- 3 reception rooms
- Kitchen
- WC
- Lovely gardens backing on to cricket ground
- Unfurnished

**£1,200 Per Month   Deposit £1,384**

Council Area: Rutland County - Council Tax Band: B  
Furnishing: Unfurnished  
Holding Deposit required: One Week's Rent Value



LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

