

45 Brooke Road, Oakham

In Excess of £265,000

NEWTON FALLOWELL

45 Brooke Road

Oakham

This beautifully presented three-bedroom Victorian semi-detached home is ideally situated in the heart of Oakham, directly opposite the picturesque Oakham Cricket Club. Offering a rare blend of period charm and modern comfort, the property boasts a wealth of character features throughout, including original fireplaces, decorative cornicing, and high ceilings that create a sense of space and light.

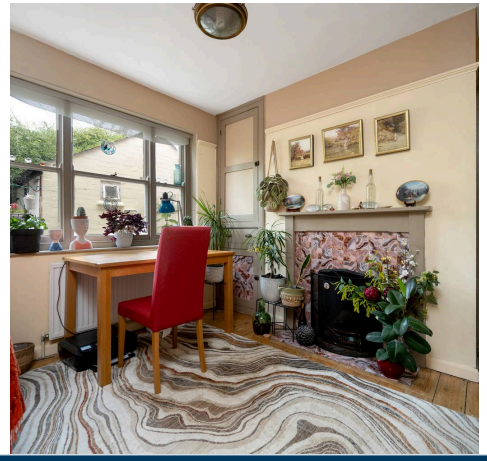
The welcoming entrance hall leads to a spacious front reception room, perfect for relaxing or entertaining, while the adjoining dining room provides an inviting space for family meals or gatherings with friends. The kitchen features ample storage and workspace, making it a practical solution for every-day living. Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom that could also be used as a home office or nursery. The contemporary family bathroom is finished to a high standard, with modern fixtures and fittings that complement the home's traditional character.

Additional benefits include residents' permit parking, ensuring convenient access for homeowners and guests alike. The property also boasts a fully boarded loft space, complete with lighting and ladder, ensuring excellent storage capabilities. This individual character home is an ideal first-time purchase for young professionals seeking a central location with easy access to Oakham's vibrant town centre, local amenities, and excellent transport links.















Entrance Hall
12' 8" x 7' 10" (3.85m x 2.39m)

Living Room
12' 10" x 11' 2" (3.90m x 3.40m)

Dining Room
10' 10" x 10' 6" (3.30m x 3.20m)

Kitchen
7' 10" x 7' 3" (2.40m x 2.20m)

Bedroom One
11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two
10' 10" x 10' 6" (3.30m x 3.20m)

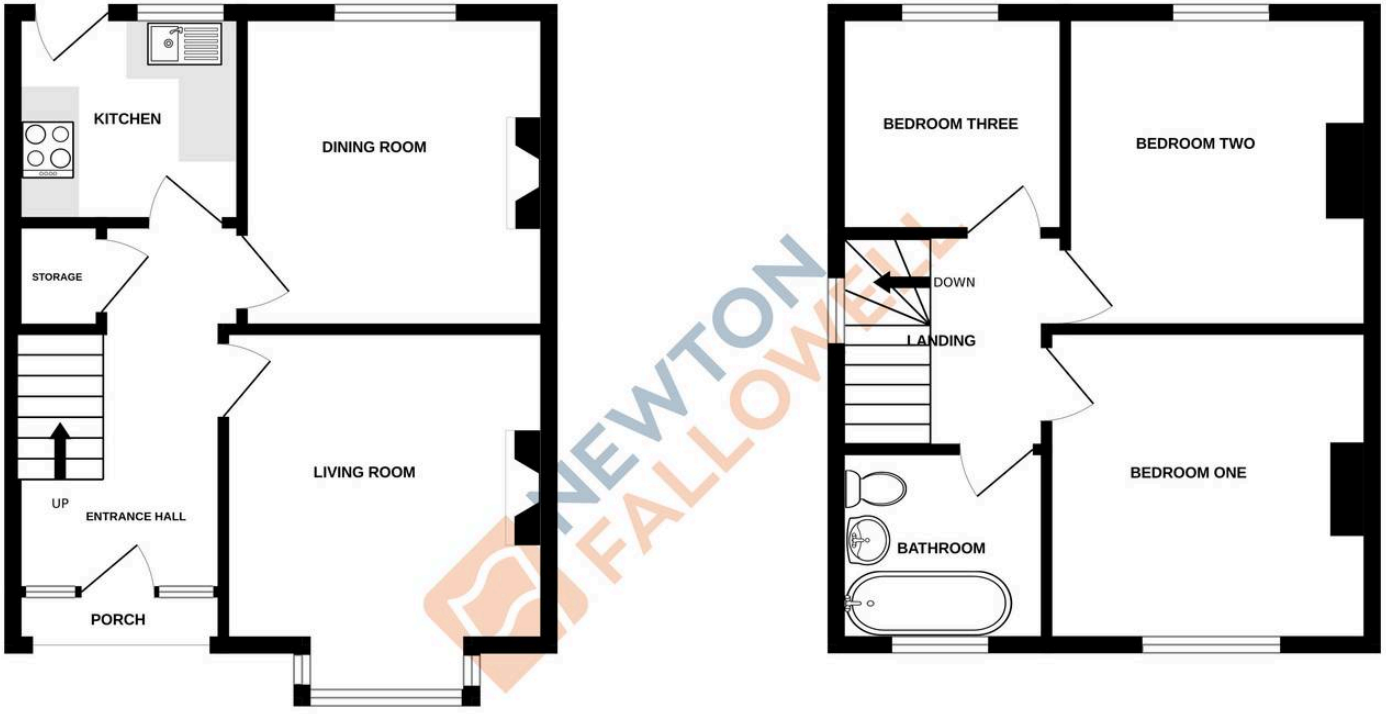
Bedroom Three
7' 10" x 7' 7" (2.39m x 2.30m)

Bathroom
7' 3" x 6' 8" (2.20m x 2.04m)

Council Tax band: B
Tenure: Freehold

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



BROOKE ROAD, OAKHAM, LE15 6HG

TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

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