



155 Brooke Road, Oakham Freehold £325,000

Hurfords

Key Features

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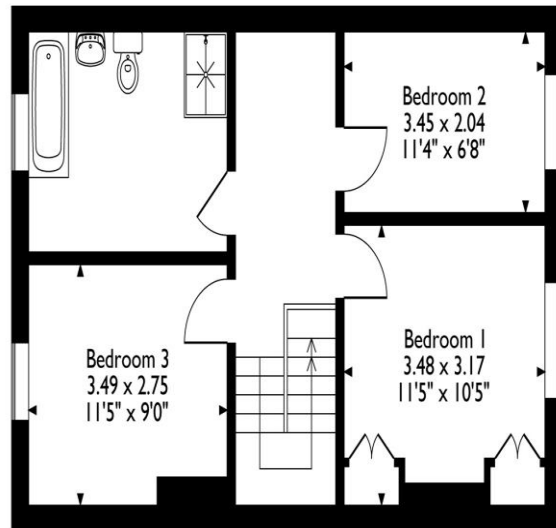
- Character Three bedroom property
- Off Road parking
- Downstairs WC
- Newly fitted kitchen
- Open plan kitchen dinning space

Tucked away on Brooke Road in the popular market town of Oakham, this beautifully presented home offers stylish, modern living throughout and a layout that feels both unique and exceptionally practical. At the front of the property, there is the added advantage of off-road parking. The property enjoys a discreet entrance arrangement, a side passageway guides you to the formal front door, creating a sheltered approach that adds a touch of privacy as you arrive.

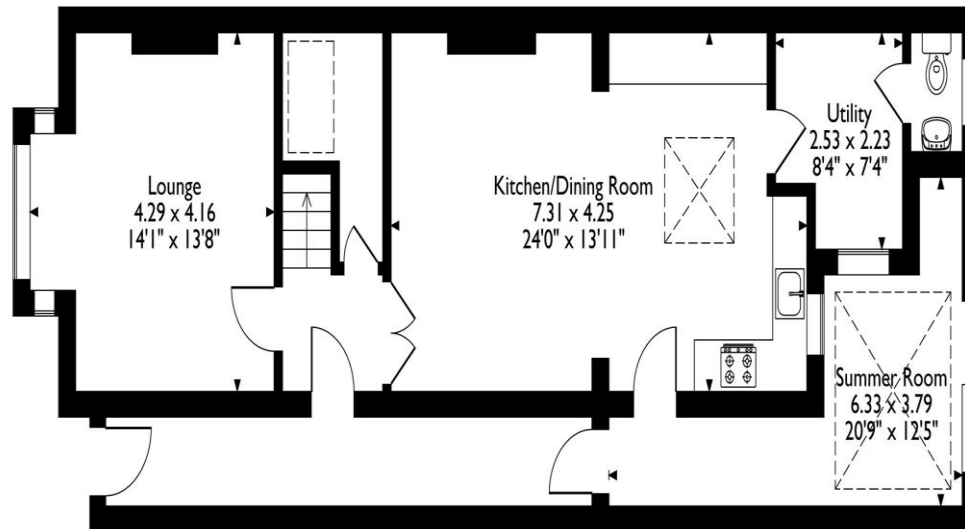
Stepping through the main entrance, you are welcomed into a well proportioned hallway, complete with generous under stair storage. To the left sits the lounge, an inviting and airy space enhanced by a charming bay window and a traditional fireplace, perfect for cosy evenings or relaxed family time. The décor throughout the home is modern, fresh, and thoughtfully finished, making it easy to imagine settling in right away.



155, Brooke Road, Oakham
Approximate Gross Internal Area
137 Sq M/1474 Sq Ft



First Floor



Ground Floor

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.

To the right of the hallway, you enter the newly opened-up kitchen-dining area, the vibrant heart of the home. This spacious social zone is ideal for everyday family living as well as entertaining. The newly fitted kitchen flows into a useful utility area and a convenient downstairs WC. From the dining space, you can step into the side passage, which leads through to a versatile summer room at the rear. With patio doors opening directly onto the garden.

The garden itself is a generous size and offers plenty of potential. There is ample space at the far end for those wishing to add an outside home office, studio, or workshop, subject to the necessary permissions.

Upstairs, the property continues to impress. There are three well-proportioned bedrooms and a family bathroom. The landing is unusually spacious and currently arranged as a peaceful reading nook, a lovely spot to unwind. The home also benefits from a substantial loft space, already fully boarded and fitted with VELUX windows, making a future loft conversion a very real possibility (subject to planning).

Located in the heart of Oakham, you are just moments from the town's excellent range of shops, cafes, restaurants, and well-regarded schools. This is a home that blends character, practicality, and modern comfort in a highly convenient and sought-after location.

To view this property call Hurfords on: 01572 821777

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