181 Brooke Road, Oakham, LE15 6HQ

£220,000

MURRAY

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181 Brooke Road, Oakham, LE15 6HQ
Tenure: Freehold
Council Tax Band: C (Rutland County Council)

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DESCRIPTION

BEST OFFERS BY MIDDAY ON 2ND OCTOBER 2026: Detached Victorian house with a good sized, cottage style rear garden situated in an established residential area on the edge of Oakham, enjoying open views over neighbouring fields to the front.

The accommodation benefits from gas fired central heating, solar panels and double glazing but requires routine modernisation and updating throughout providing a potential buyer with excellent opportunity to put their own stamp on the property.

The interior briefly comprises:

GROUND FLOOR: Porch, Entrance Hall, Dining Room, Sitting Room, Conservatory, Kitchen; FIRST FLOOR: three Bedrooms, Shower Room.

ACCOMMODATION

GROUND FLOOR

Porch 1.27m x 0.91m (4'2" x 3'0")

Part glazed transom front door, quarry tiled floor, internal half glazed door to Entrance Hall.

Entrance Hall 1.14m x 3.53m (3'9" x 11'7")

Radiator, stairs leading to first floor, door to Dining Room.

Dining Room 3.66m x 3.81m incl cupboards (12'0 x 12'6" incl cupboards)

Gas fire, two fitted cupboards to alcoves, radiator, sliding glazed doors to Sitting Room, window to Conservatory.

Sitting Room 4.04m x 2.90m + bay (13'3" x 9'6" + bay)

Coal effect gas fire set in marble surround with timber mantel, radiator, bay window to front.

Conservatory 2.49m x 2.26m (8'2" x 7'5")

UPVC construction on low level brick walls with radiator, Baxi heater, internal door to Kitchen, dual aspect windows and sliding doors to rear patio and garden beyond.

Kitchen 2.57m x 2.13m (8'5" x 7'0")

Timber effect floor and wall mounted units with cream work surfaces, inset single drainer stainless steel sink, tiled splashbacks, space and plumbing for washing machine and dishwasher, understairs storage with fitted shelving.

FIRST FLOOR

Landing 1.70m x 4.62m max (5'7" x 15'2" max)

Galleried stairs, roof access hatch.

Bedroom One 3.66m x 3.48m (12'0" x 11'5")

Radiator, window to front elevation with countryside views.

Bedroom Two 3.66m x 3.00m (12'0" x 9'10")

Radiator, window to rear elevation overlooking pretty garden.

Bedroom Three 2.79m x 1.22m (9'2" x 4'0")

Radiator, window to front elevation with countryside views.

Shower Room 2.49m x 2.13m (8'2" x 7'0")

White suite of low level WC and pedestal hand basin, corner shower cubicle with Mira shower.

Radiator, built-in airing cupboard housing gas central heating boiler and pine slatted shelving, mermaid boarding to walls, window to rear elevation.

OUTSIDE

Front Garden

Bounded by iron fencing with a hand gate and a further double gates, the front garden is laid to concrete with an inset bed.

To the side of the house, there is a pathway with a hand gate giving access to the rear garden.

Rear Garden

The large, cottage style rear garden is a particular feature of the property. The garden is fully enclosed and privately screened by mature trees, shrubs and bushes. The garden has been arranged to include paved patio area adjacent to the house, a rustic pergola and a very well stocked area of garden

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featuring a wide variety of established shrubs, bushes and colourful plants.

Within the rear garden, there is a greenhouse, a summerhouse (at the foot of the garden) and a brick outbuilding housing a Store and a WC attached to the rear elevation.

Attached Store 1.50m x 1.19m (4'11" x 3'11")

Attached WC 1.22m x 0.89m (4'0" x 2'11")

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating
Solar Panels (owned by the property)

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
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.

COUNCIL TAX

Band C
Rutland County Council, Oakham 01572-722577

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

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

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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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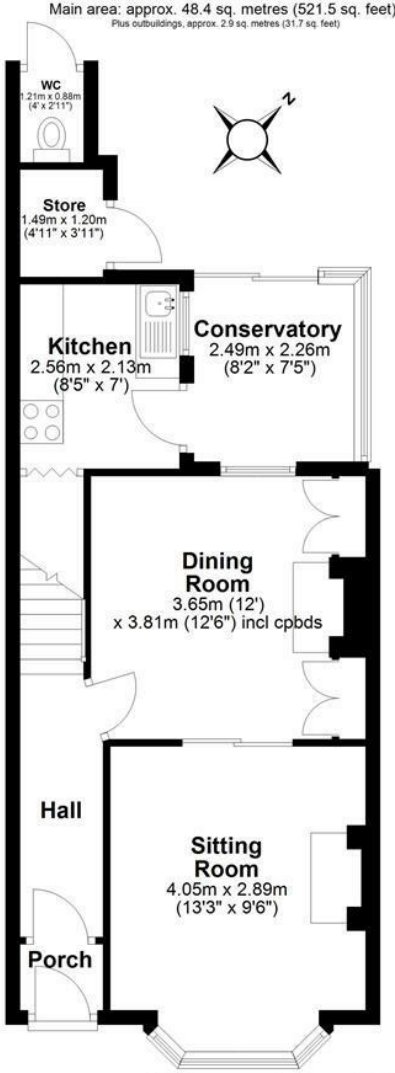
Ground Floor

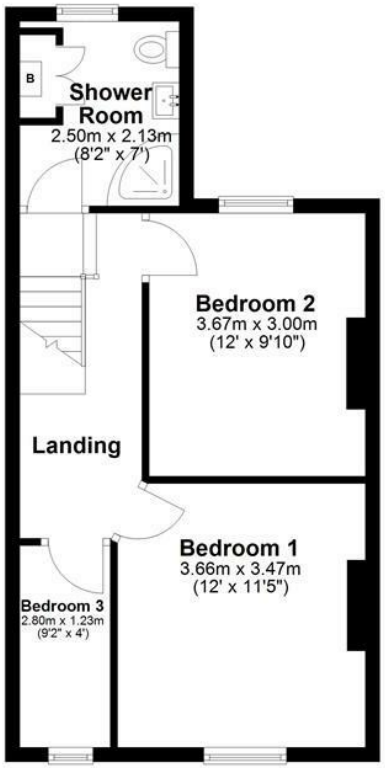
Main area: approx. 48.4 sq. metres (521.5 sq. feet)

Plus outbuildings, approx. 2.9 sq. metres (31.7 sq. feet)

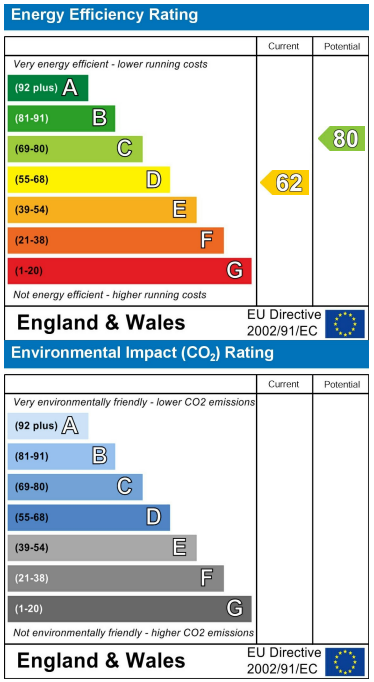


First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Main area: Approx. 89.5 sq. metres (963.3 sq. feet)

Plus outbuildings, approx. 2.9 sq. metres (31.7 sq. feet)

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.