

185 Brooke Road, Oakham

In Excess of £450,000

NEWTON FALLOWELL

185 Brooke Road

Oakham

This impressive four bedroom detached property presents an outstanding opportunity for those seeking a long-term family home, with scope for further enhancement in a highly desirable Rutland location.

Generously proportioned throughout, the property boasts a spacious dual aspect living and dining room, offering a wonderful sense of light and flexibility for modern family life. The kitchen is complemented by a useful utility room and a convenient ground floor W/C, ensuring day-to-day functionality. Each of the four well-sized bedrooms is thoughtfully arranged to maximise comfort, while the overall layout provides clear potential for a rear extension or additional improvements (subject to planning permission), allowing you to tailor the home to your personal requirements. The property benefits from an integral single garage and off-street parking, adding extra convenience for busy households. Situated within easy reach of sought-after schools and local amenities, this home combines everyday practicality with an enviable countryside setting.

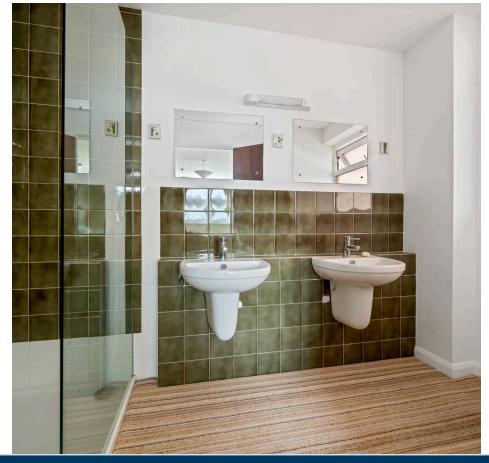
The appeal of this property is further enhanced by its exceptional outdoor space. The large rear garden offers a rare sense of privacy and tranquillity, providing ample room for children to play, for gardening enthusiasts to create their ideal landscape, or for families to entertain and relax. The garden's generous proportions also present exciting possibilities for outdoor living spaces or future extensions (subject to the necessary consents), making it a true asset for any growing family.

To the front, the property enjoys off-street parking for multiple vehicles, in addition to the single integral garage, ensuring secure and convenient parking solutions. The front aspect of the home enjoys far-reaching views over the picturesque Rutland countryside, delivering a peaceful backdrop and a wonderful sense of space rarely found in such a prime location.















Entrance Hall
18' 4" x 6' 10" (5.60m x 2.09m)

Living Room
18' 6" x 14' 3" (5.63m x 4.34m)

Dining Room
12' 8" x 9' 11" (3.85m x 3.03m)

Kitchen
14' 7" x 13' 5" (4.44m x 4.08m)

Utility Room
13' 6" x 5' 11" (4.11m x 1.80m)

WC
8' 0" x 4' 0" (2.45m x 1.22m)

Bedroom One
14' 1" x 9' 11" (4.29m x 3.01m)

Ensuite Bathroom
10' 0" x 5' 7" (3.05m x 1.69m)

Bedroom Two
12' 0" x 10' 0" (3.65m x 3.06m)

Bedroom Three
11' 2" x 7' 0" (3.40m x 2.14m)

Storage
11' 10" x 5' 7" (3.60m x 1.70m)

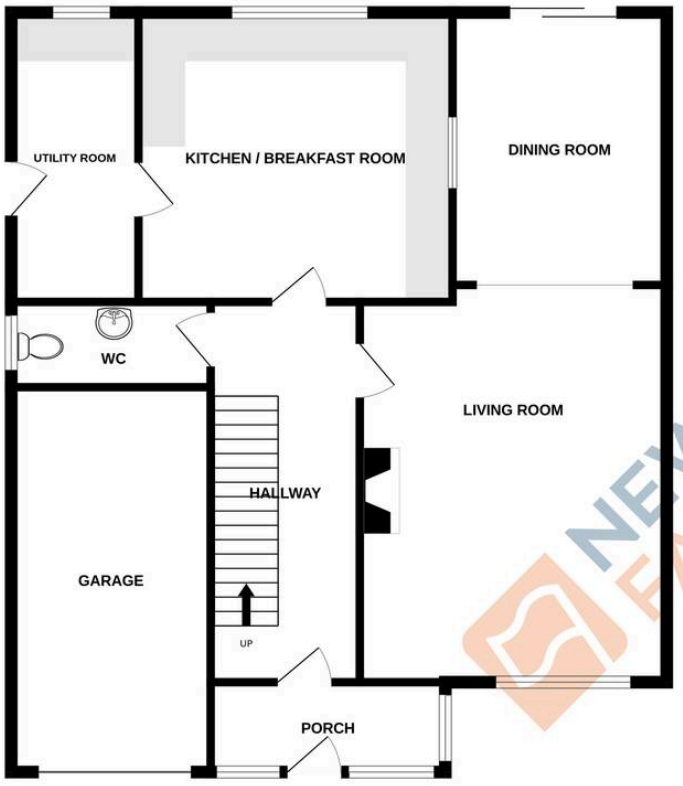
Bedroom Four
11' 2" x 8' 9" (3.40m x 2.67m)

Storage
8' 2" x 5' 7" (2.48m x 1.71m)

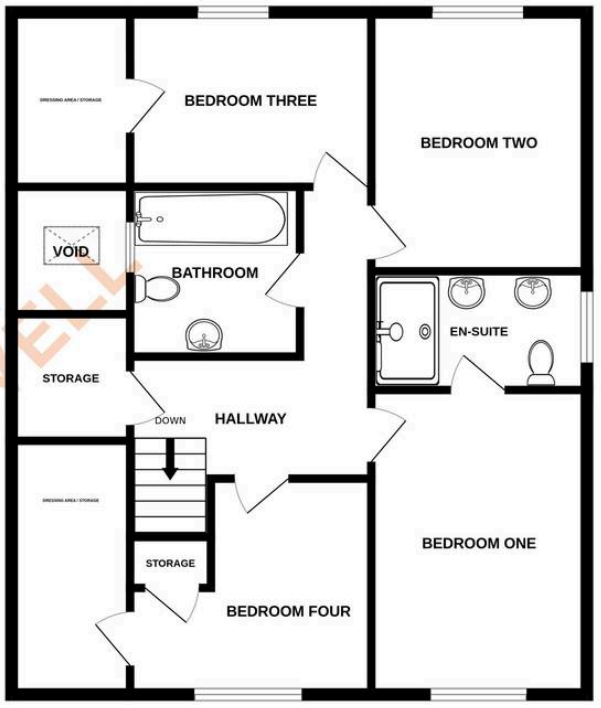
Bathroom
7' 11" x 7' 10" (2.42m x 2.40m)

Council Tax band: E
Tenure: Freehold

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



BROOKE ROAD, OAKHAM, LE15 6HQ

TOTAL FLOOR AREA : 1868 sq.ft. (173.6 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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