32 Brooke Road, Braunston, Rutland, LE15 8QR

Asking Price £329,000

MURRAY

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32 Brooke Road, Braunston, Rutland, LE15 8QR
Tenure: Freehold
Council Tax Band: E (Rutland County Council)

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A well maintained and presented detached house providing good balanced accommodation with two reception rooms, four bedrooms and two shower rooms on the edge of this desirable Rutland village and enjoying far reaching views over surrounding countryside.

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No 32 Brooke Road offers well maintained accommodation which benefits from electric central heating system and full double glazing. The interior is arranged over two storeys and briefly comprises:

GROUND FLOOR: Entrance Area, Snug, Sitting Room, separate Dining Room, modern shaker style Breakfast Kitchen, Utility Room, WC;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, three further Bedrooms, Shower Room.

OUTSIDE there is an integral Store, driveway providing off-road parking for two vehicles to the front and a mature, attractively landscaped garden backing onto fields to the rear.

ACCOMMODATION

GROUND FLOOR

Entrance Area
Timber effect UPVC front door with glazed insets and window to side, engineered timber floor.

Snug 2.84m x 2.39m (9'4" x 7'10")
Radiator, engineered timber floor, fitted storage cupboard, stairs leading to first floor, understairs storage area.

Sitting Room 3.56m max x 4.98m into bay (11'8" max x 16'4" into bay)
Open fireplace with brick surround and tiled hearth, two radiators, bay window to front, window to side, opening through to Dining Room.

Dining Room 3.00m x 2.72m (9'10" x 8'11)
Radiator, window to side, internal door leading to Kitchen, sliding patio doors giving access to rear garden and providing views over adjoining fields.

Breakfast Kitchen 3.00m x 2.82m (9'10" x 9'3")
Range of attractive modern fitted units incorporating timber work surfaces with upstand and tiled splashbacks, inset 1.5-bowl single drainer stainless steel sink with mixer tap, cream fronted, shaker style base cupboard and drawer units, integrated fridge, matching eye level wall cupboards and glass fronted display cabinets. Electric Everhot range cooker is not included in the sale but available by separate negotiation.

Tiled floor, recessed ceiling spotlights, window to rear providing views over adjoining fields.

Utility Room 1.98m x 1.57m (6'6" x 5'2")
Fitted units (to match kitchen) incorporating timber worktop with tiled splashback, inset single drainer stainless steel sink with mixer tap, base units and matching eye-level wall cupboards. Undercounter space and plumbing for washing machine, further undercounter appliance space with plumbing for slimline dishwasher.

Tiled floor (to match kitchen), radiator, half glazed door to rear elevation.

WC 1.60m x 0.86m (5'3" x 2'10")
White suite of comfort level WC and wash hand basin, radiator, tiled floor, window to side.

FIRST FLOOR

Landing 3.33m max x 2.74m max (10'11" max x 9'0" max)
Galleried stairs with window to side elevation, built-in airing cupboard housing hot water cylinder, roof access hatch.

Bedroom One 3.63m x 3.33m (11'11" x 10'11")
Radiator, window to front enjoying far reaching views over fields.

En-suite Shower Room 1.09m x 1.63m (3'7" x 5'4")
White suite comprising low level WC, pedestal hand basin and shower cubicle with tiled surround. Tiled walls, tiled floor, upright stainless steel radiator, fitted wall mirror, recessed spotlighting, window to front elevation.

Bedroom Two 2.84m x 2.18m (9'4" x 7'2")
Fitted wardrobes to one wall, radiator, window to front providing open rural views.

Entrance Area to Bedroom Three 1.57m x 0.81m (5'2" x 2'8")

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Bedroom Three 3.89m x 2.59m (12'9" x 8'6")
Radiator, dual aspect windows to side and rear with views over surrounding countryside.

Bedroom Four 2.97m max x 2.54m max (9'9" max x 8'4" max)
Radiator, window to rear overlooking garden and countryside beyond.

Shower Room 2.03m x 2.01m (6'8" x 6'7")
White suite comprising low level WC, hand basin set within vanity unit with storage beneath and shower cubicle with deluge shower above, further wall mounted shower and tiled surround. Tiled walls, upright stainless steel radiator, recessed ceiling spotlights, window to rear.

OUTSIDE

Front Garden
To the front of the property there is a tarmac driveway providing off-road parking for two cars, an adjoining lawned area with paved and gravelled area.

A hand gate to the side of the house provides access to the rear garden.

Integral Store 2.77m x 2.03m (9'1" x 6'8")
The store was created from part of the former Garage, being accessed from the front via an up and over door.

Rear Garden
The established rear garden backs onto fields and has been arranged to include hard-landscaped terraces and seating areas, central raised lawn and well stocked beds.

SERVICES
Mains electricity
Mains water supply
Mains sewerage
Electric boiler central heating installed 2025

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

BRAUNSTON IN RUTLAND
Braunston is a charming Conservation Village situated approximately 20 miles east of Leicester, 2 miles west of Oakham, 5 miles north of Uppingham and 12 miles south of Melton Mowbray. For trains, there is a station in Oakham with services to Leicester, Birmingham and Peterborough. London is approximately 45 minutes train journey from Peterborough and Kettering, Kettering being 20 miles from Braunston.

The area is renowned for its surrounding undulating wooded and tranquil countryside where one can enjoy many pleasant pursuits. Rutland Water, about 3 miles away, further provides sporting amenities including fly fishing and sailing. The schooling in Rutland is very good with public schools at Uppingham and Oakham, these are within very short traveling distance and take boarders and day pupils. Braunston is within the Rutland education catchment area, and children from the village go to schools in Oakham.

Within the village, there is a popular pub and a thriving village hall.

COUNCIL TAX BAND
Band E
Rutland County Council, Oakham 01572-722577

FLOOD RISK
There is a very low flood risk for this property.

While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.

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

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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 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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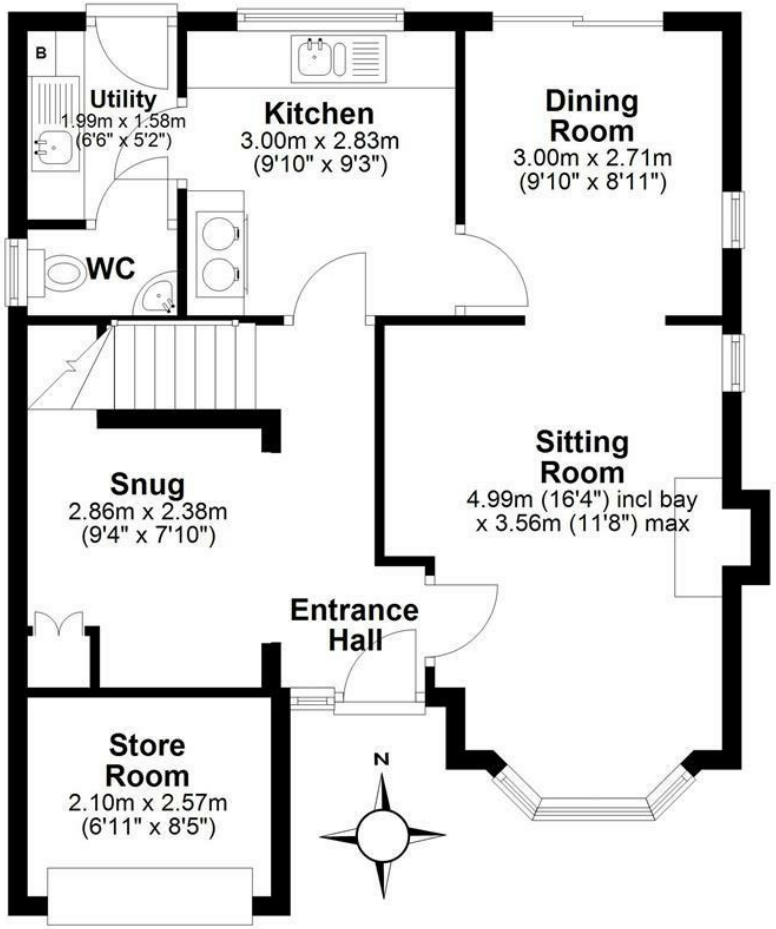
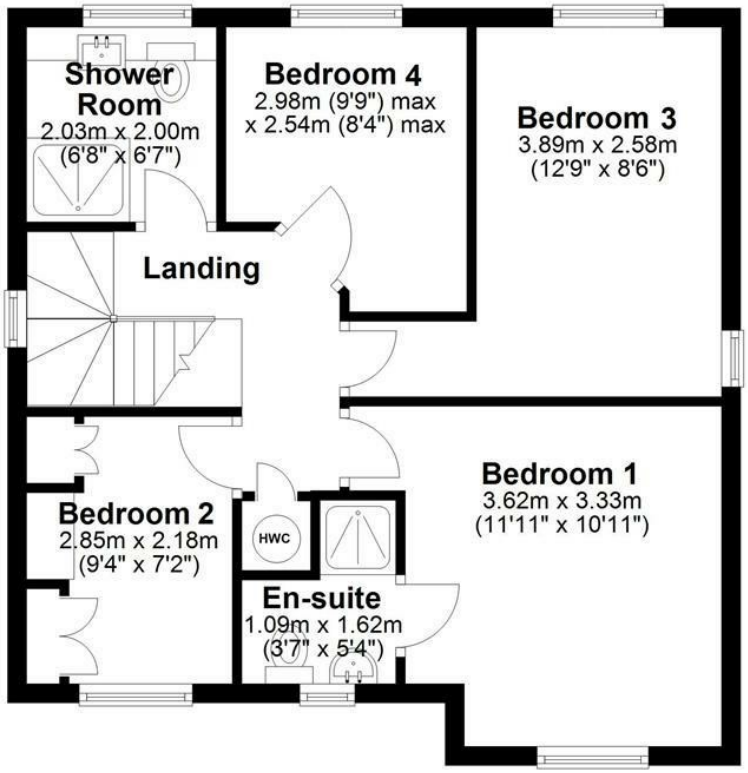
Ground Floor

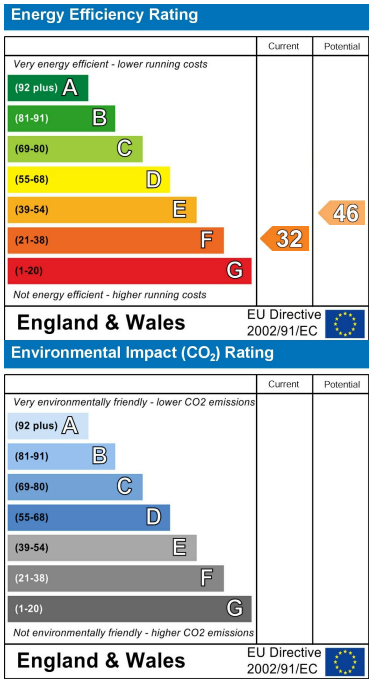
Approx. 58.9 sq. metres (633.5 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.5 sq. feet)





Total area: approx. 111.4 sq. metres (1199.1 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.