

The #1 Agent in the area bringing London & out of area buyers to your door



- Detached Individual Home
- Private Gated Approach
- Driveway & Double Garage
- NO CHAIN
- Three Bedrooms
- Open Countryside Views
- Scope To Refurbish & Extend STPP
- Popular Village Location

Brooke Cottage, Braunston, LE15 8QR

Brooke Cottage is an individually designed detached home, positioned in an idyllic spot backing onto open fields with beautiful countryside views. Having been built and lived in by the same owner from new, the property has been well-maintained but now offers a purchaser the opportunity to refurbish and develop with scope to extend STPP.

The accommodation comprises a large entrance hallway with full height ceiling to the first floor, cloakroom, large dual-aspect living room with bay window to the front and doors onto the patio, large dining room with vaulted ceiling, spacious open-plan kitchen dining room with doors onto patio and separate utility room. The first floor offers a galleried landing giving access to a master bedroom with dressing room and ensuite, two further double bedrooms one boasting a juliet balcony taking in the beautiful open views to the rear, and main bathroom.

The property is privately tucked away behind double gates at the front, leading to a driveway for off-road parking and double garaging. The rear garden is impressively spacious, with a large patio for seating and area of lawn which backs onto open fields.

Offered to the market with NO ONWARD CHAIN.

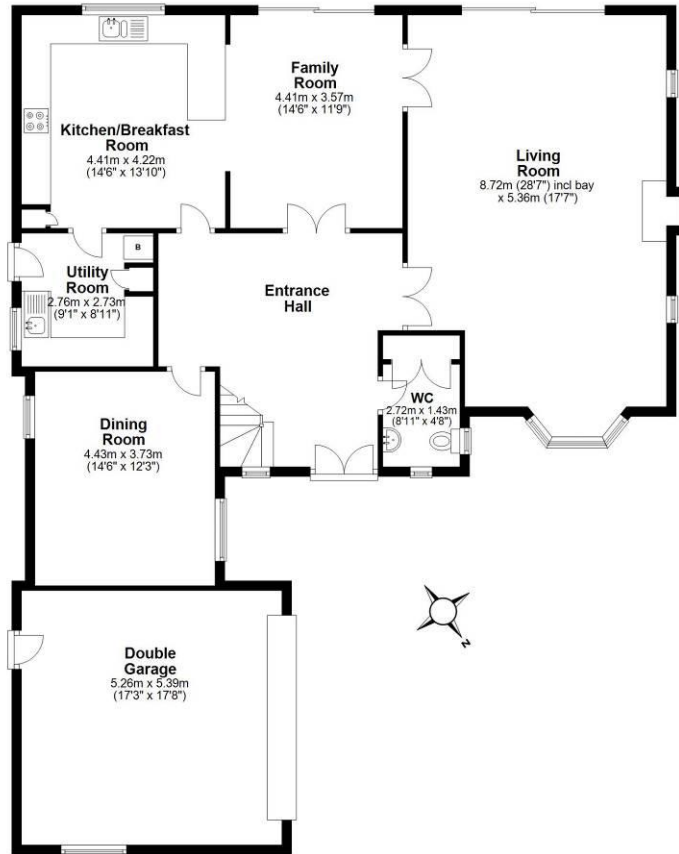
All situated in the heart of this popular idyllic Rutland village, with a renowned public house and Church. Braunston is conveniently located nearby the market towns of Oakham and Uppingham which provide a wide range of amenities and a choice of excellent state and private schooling for children of all ages. More extensive facilities are found in Stamford, Market Harborough, Melton Mowbray and Peterborough. Rutland Water is a feature of the area providing a wealth of leisure, walking, sailing and other water sport opportunities. Excellent transport links from Oakham and the surrounding areas, including a direct rail link to London Kings Cross/St Pancras.



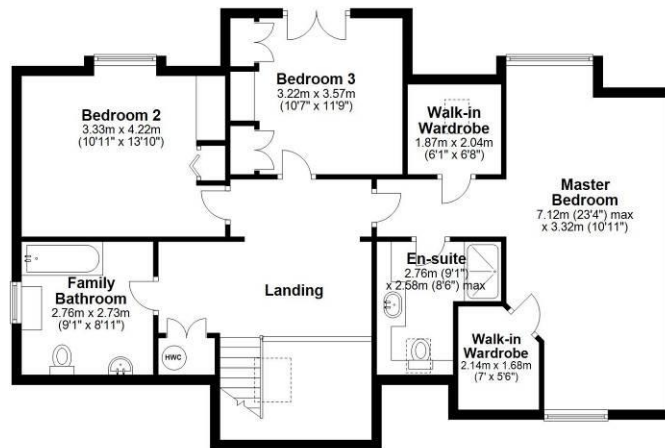


For more information, please contact a member of the team. For enquiries outside of normal office hours: outofhours@moorestateagents.com

Ground Floor
Approx. 157.7 sq. metres (1697.3 sq. feet)



First Floor
Approx. 93.9 sq. metres (1010.9 sq. feet)



Total area: approx. 251.6 sq. metres (2708.1 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
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