



Stud Road, Barleythorpe
Asking Price Of £319,950



Located within the popular Farriers Reach development on the north westerly fringes of Oakham, this modern town house offers spacious dimensions for all of the family. Approx 600m walk for the Ofsted rated 'Outstanding' Catmose College and Campus, as well as being within a fifteen-minute walk of the town centre amenities and railway station. Externally the property offers a neat lawned frontage, set back from the road, a fully enclosed and private rear garden with an abundance of plants and trees and a single garage to the rear.

This modern town house offers space and privacy for all the family. The accommodation is divided over three floors, from which the ground floor offers an airy and spacious entrance hall off of which the downstairs WC is located. The hallway leads to the expansive dual aspect kitchen / diner, which benefits from an abundance of natural light. Stairs rise from the hallway to the first floor where bedroom two, one of two bathrooms and the sizeable living room are located, which benefits from a Juliette balcony. Stairs rise from the first-floor landing to the second floor to which a further 3 bedrooms and family bathroom are located.

Outside offers a neat lawned frontage, fully enclosed and private rear garden with an abundance of plants and young trees. There is parking at the rear of the property in front of the single garage, immediately adjacent to the house.

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

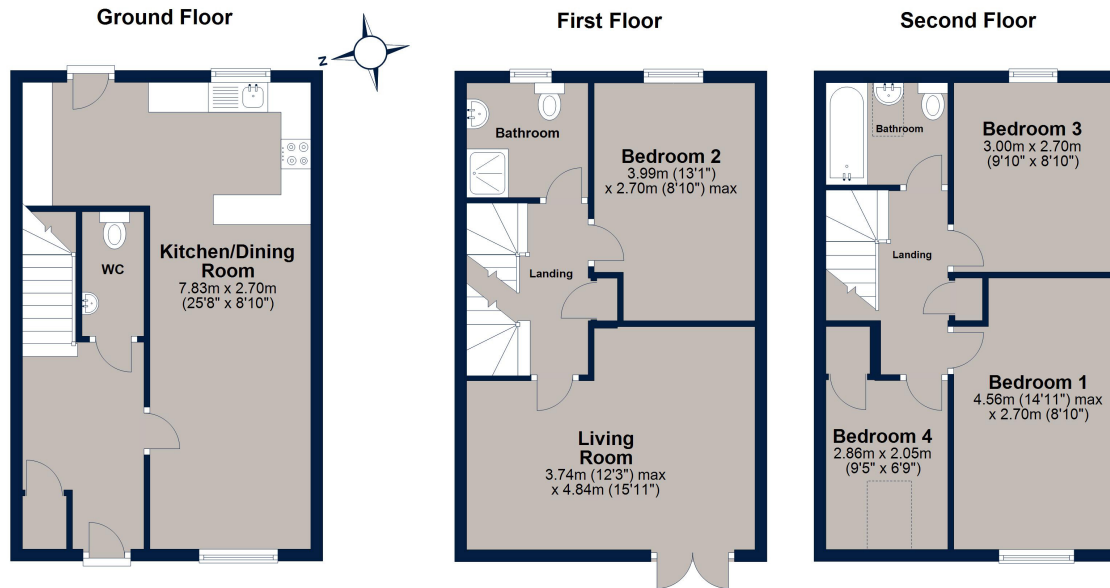
Management Charge: £166.00 PA (Subject to change)

Mains Services: Water, Gas and Electric.





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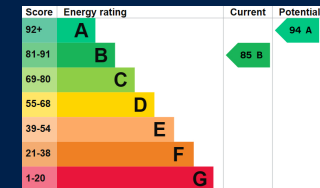


Total area: approx. 112.9 sq. metres (1215.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements