



**SPREY** Racecourse Road, Barleythorpe  
PROPERTY Offers Over £235,000





Located in the popular village of Barleythorpe, just moments from Oakham, this well-presented three-bedroom mid-terrace offers stylish and practical living.

The property opens into a welcoming entrance hall, leading to a spacious living room, utility area, and downstairs WC. To the rear, an open-plan kitchen/diner features French doors opening onto a private, lawned garden.

Upstairs, a central landing provides access to three bedrooms, including a main bedroom with en-suite, and a modern family bathroom.

A detached garage is a practical addition to the property.

Conveniently positioned for local amenities and excellent schooling, including Catmose College, this property presents a fantastic opportunity for a range of buyers.

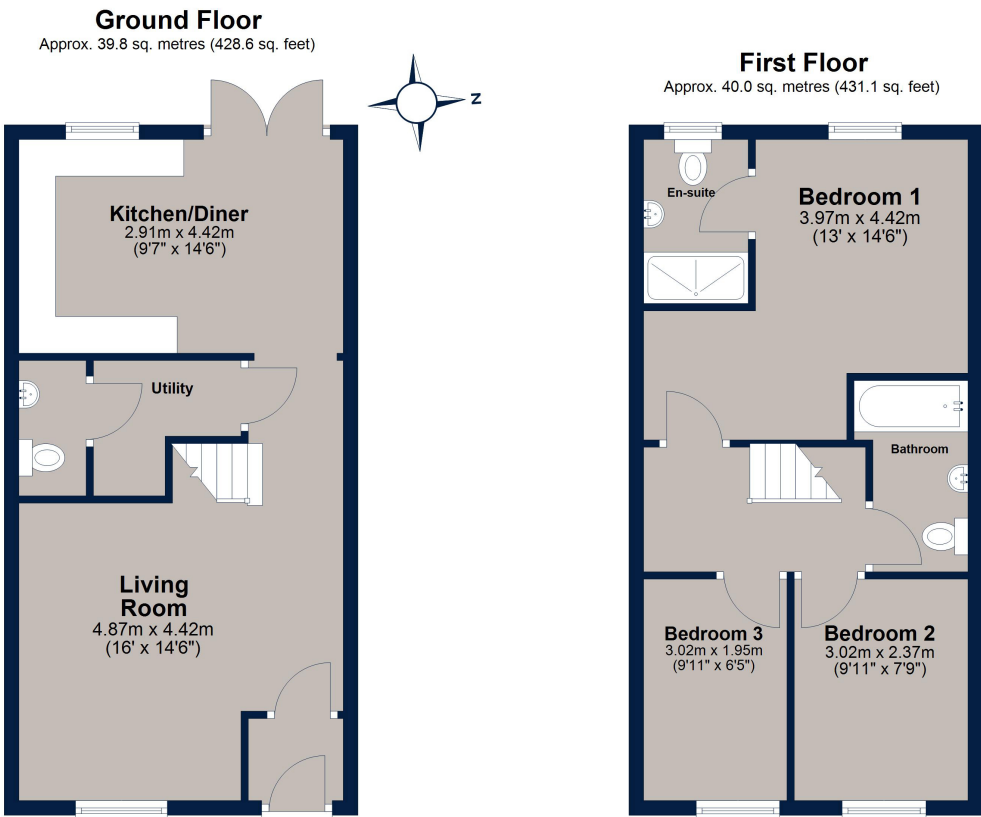
Tenure: Freehold  
All Mains Services Connected  
Council Tax: Band C  
EPC: C  
Management Fees Payable







# Racecourse Road, Barleythorpe



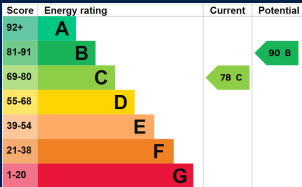
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



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