



NEWTON
FALLOWELL

Stud Road, Barleythorpe
Oakham, Rutland, LE15 7GD

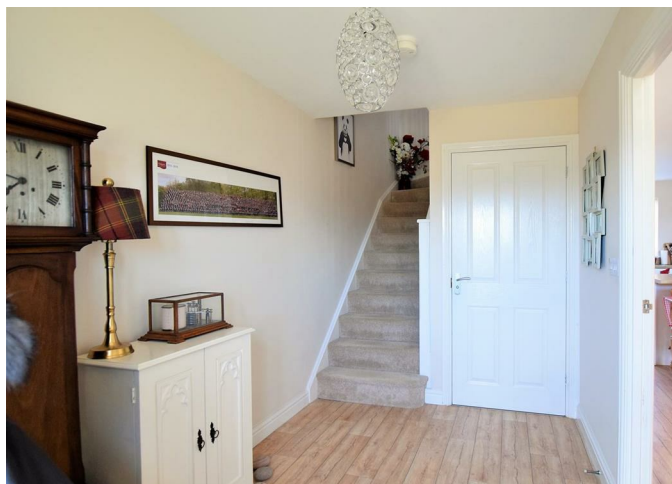
NEWTONFALLOWELL 

Stud Road, Barleythorpe
Oakham, Rutland, LE15 7GD
Guide Price £270,000 Freehold

GUIDE PRICE £270,000 - £280,000 **MODERN FAMILY HOME ** NO ONWARD CHAIN ** SINGLE GARAGE ** Situated in the heart of Barleythorpe with a short walk into Oakhams town centre, train station and local schools is this well kept three-story townhouse. Offering flexible accommodation the property offers a spacious kitchen/ diner, living room, three/ four bedrooms, shower room and bathroom.

Set over three floors the property is entered via the front into the entrance hall. The spacious n L-shaped kitchen/diner offers a range of integrated appliances to include gas hob, electric oven, dishwasher and fridge/freezer. The ground floor is finished with a WC. To the first floor, you will find a living room with Juliet balcony, doubled bedrooms with a built-in wardrobe and shower room. To the second floor, there is a master bedroom with built-in wardrobes, two further bedrooms, one double, one single and a three-piece family bathroom.

Externally the property is well kept with the rear garden mainly being laid to lawn, and enclosed by timber fencing.



Entrance Hallway

11'04 x 6'08 (3.45m x 2.03m)

Kitchen, Living & Dining Area

25'11 x 15'10 max (7.90m x 4.83m max)

Downstairs WC

First Floor Landing

9'07 x 6'10 (2.92m x 2.08m)

Living Room

15'11 x 12'04 (4.85m x 3.76m)

Bathroom One

13'2 x 8'11 (4.01m x 2.72m)

Shower Room

6'07 x 6'02 (2.01m x 1.88m)

Second Floor Landing

10'0 x 6'09 (3.05m x 2.06m)

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

Bedroom Three

9'11 x 8'09 (3.02m x 2.67m)

Bedroom Four

9'05 x 6'10 (2.87m x 2.08m)

Bathroom

6'9 x 6'3 (2.06m x 1.91m)

Outside

The property sits slightly set back from Stud Road with a pathway leading along the side of the properties to the rear parking area and single garage. From this area gated access leads into the generously sized rear garden with patio area.

Single Garage

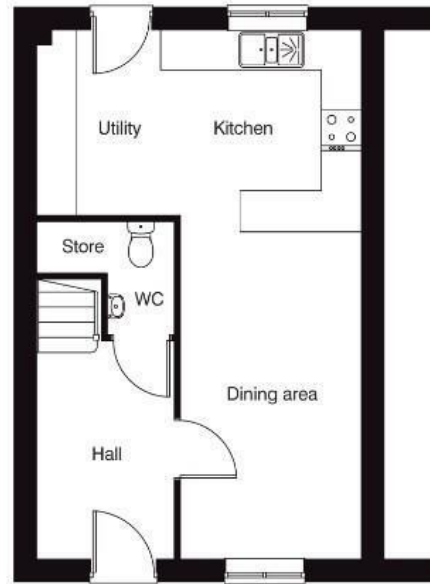
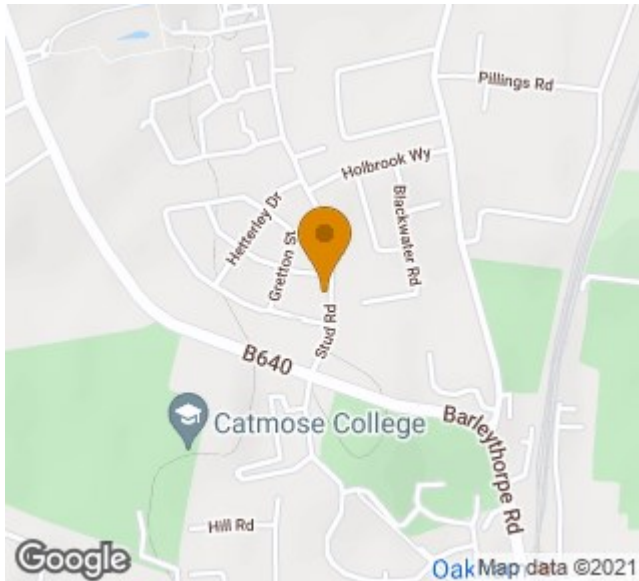


AGENTS NOTE – DRAFT PARTICULARS:

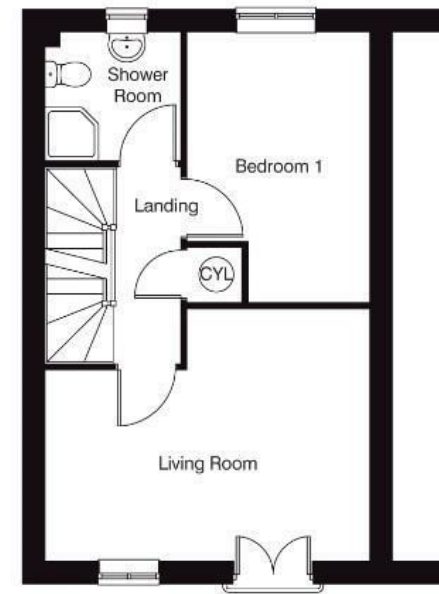
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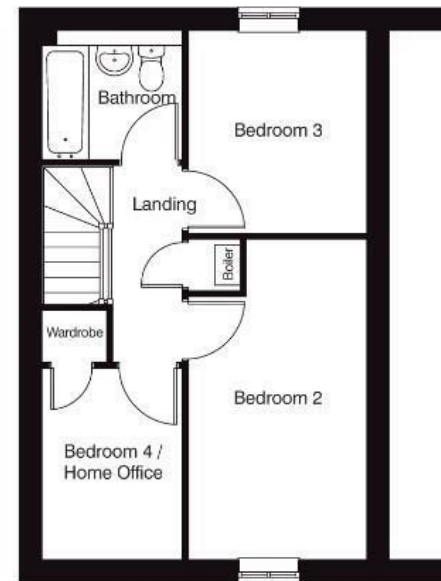
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Ground floor



First floor



Second floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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