



**Haydock Avenue, Barleythorpe**  
Oakham, Rutland, LE15 7JA

**NEWTON**FALLOWELL 

**Haydock Avenue, Barleythorpe**  
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**Guide Price £220,000 Freehold**

**\*\* GUIDE PRICE £220,000 - £225,000 \*\***

Situated in the heart of Barleythorpe, with only a short drive into Oakhams popular market town centre, locals schools and the train station is this well kept, three-bedroom semi-detached home. Being sold with NO ONWARD CHAIN the property offers a spacious living room, kitchen breakfast, WC, three bedrooms with the master benefiting from an en-suite shower room and a family bathroom. With the current market conditions still being so buoyant an internal viewing is essential at the earliest opportunity.

Sitting over two floors the property is entered via the front, where you will find doorways proving access to both the WC and spacious light and airy living room. The kitchen breakfast room sits to the rear of the property, benefiting from a spacious storage cupboard, plenty of floor to wall base units, and ample room for a table and chairs. The inner entrance hall which sits between the living room and kitchen provides the stairs to the first floors landing. From here you will find three bedrooms described as two doubles and a single. The master has a useful en-suite shower room and built-in wardrobes. Upstairs is finished with the three piece bathroom.

Externally the property provides off-road parking for two vehicles. A side gate provides access to the rear garden which is mainly laid to lawn and enclosed by timber fencing.



### Entrance Hall

5'2 x 4'3 (1.57m x 1.30m)

### Living Room

11'3 x 14'0 (3.43m x 4.27m)

### Kitchen Breakfast Room

14'11 x 10'10 (4.55m x 3.30m)

### First Floor Landing

7'3 x 6'8 (2.21m x 2.03m)

### Master Bedroom

11'2 x 9'6 (3.40m x 2.90m)

### En-Suite Shower Room

5'0 x 4'1 (1.52m x 1.24m)

### Bedroom Two

10'2 x 7'4 (3.10m x 2.24m)

### Bedroom Three

7'3 x 6'10 (2.21m x 2.08m)

### Family Bathroom

7'4 x 6'1 (2.24m x 1.85m)

### Outside

Externally the property is well kept, offering off-road parking for two vehicles. A side gate allowed access into the rear garden, which is mainly laid to lawn with a small landscaped pond in the bottom left corner, and all enclosed by timber fencing.



GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

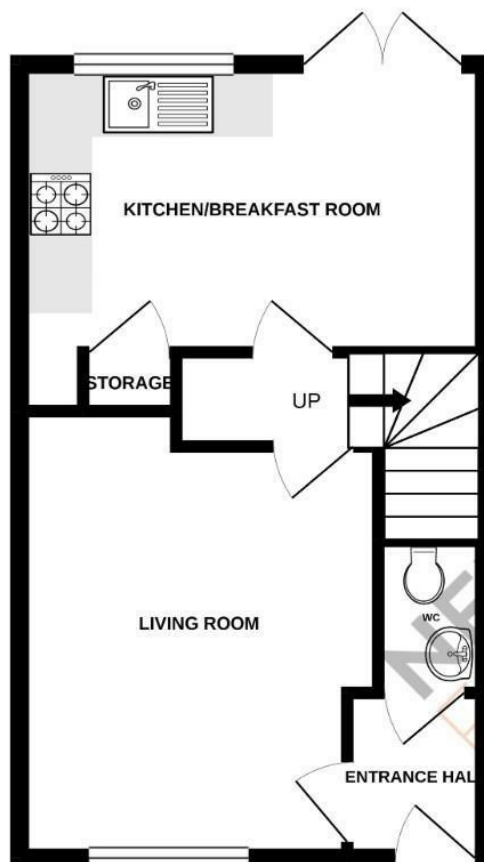
1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.

**AGENTS NOTE – DRAFT PARTICULARS:**

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NEWTON FALLOWELL Sales & Property



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	95
(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	

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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