



TOLLESBURY AVENUE
BARLEYTHORPE, RUTLAND

JAMES
SELICKS



“... IMMACULATELY-PRESENTED, THREE-BEDROOM ...”

An immaculately-presented, three-bedroom semi-detached home with allocated parking and a private rear garden, within easy walking distance of Oakham town centre.

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Two Double Bedrooms • One Single Bedroom • Family Bathroom, One Ensuite • Private Rear Garden • Two Allocated Parking Spaces • Walking Distance to Town Centre • EER - B •

Accommodation

Enter the property into an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. To the right of the entrance hall is a living room spanning the depth of the property with a window to the front and a bay window to the side allowing plenty of light. To the left of the entrance hall is the dining kitchen, again, spanning the depth of the property. There is a good range of fitted units with a variety of integrated appliances, ample space for a dining table and a French door opening out to the garden. The ground floor is completed by the downstairs cloakroom and understairs storage cupboard.

To the first floor, a spacious landing gives way to three bedrooms, two doubles and a single. The master bedroom sits to the front of the property and is complemented by built in wardrobes and an ensuite shower room. The two further bedrooms are served by the family bathroom comprising a shower bath, wash hand basin and low flush lavatory.

Outside

To the front of the property there is a small hard-landscaped front garden bounded by park fencing. A pedestrian hand gate to the left-hand side opens into the private rear garden. The rear garden has a patio sitting directly off the property, a lawned space and a further seating area with mature raised borders.



Location

Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station. The area provides excellent schooling, both state and public with Catmose College and Harrington sixth form both having received outstanding Ofsted reports and sitting only a couple of minutes' walk from this property.

Services

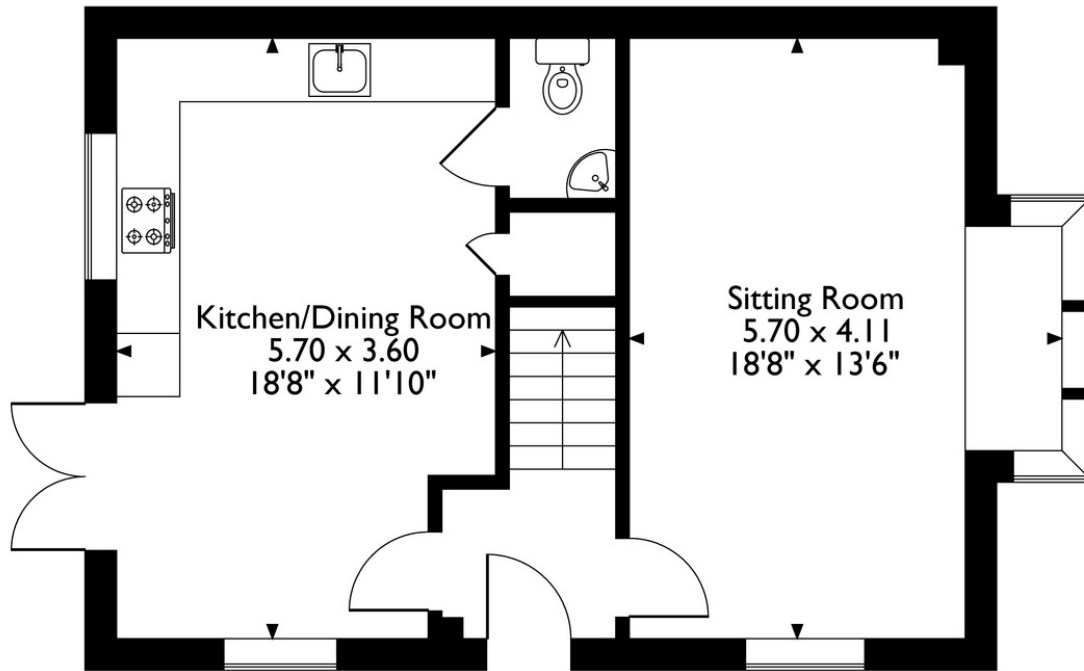
The property is offered to the market with all mains services and gas-fired central heating.

Tenure

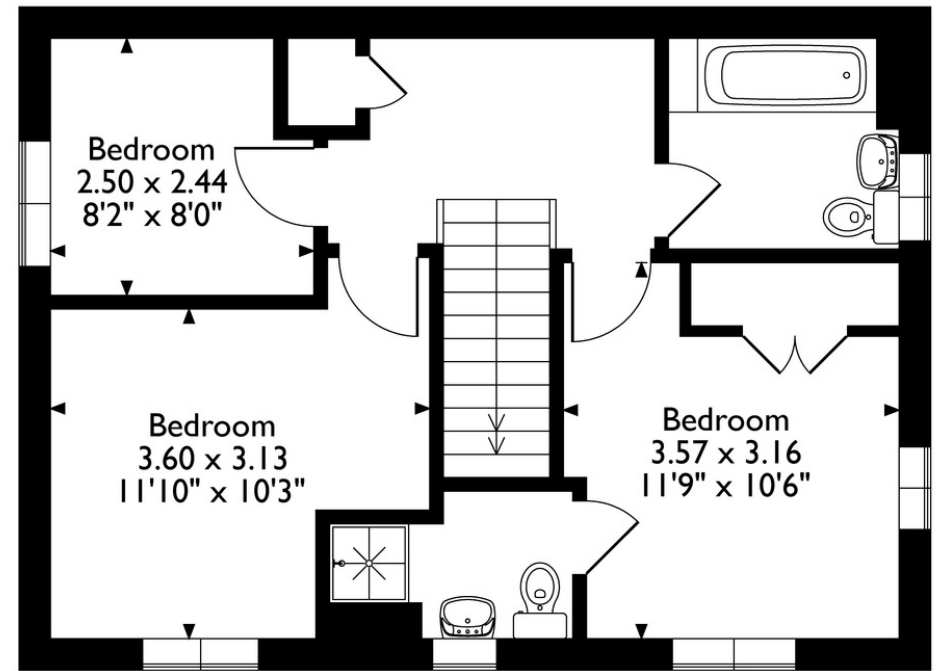
Freehold



2 Tollesbury Avenue, Barleythorpe, Oakham, Rutland LE15 7WE
House Total Approx. Gross Internal Floor Area = 1012 ft² / 94 m²
Measurements are approximate, not to scale, for illustrative purposes only.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.