



STUD ROAD
BARLEYTHORPE, RUTLAND

JAMES
SELICKS



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

An immaculately-presented, three-bedroom, semi-detached home with front and rear gardens, off-road parking, and a single garage, all within a short walk of Oakham town centre.

Dining Kitchen, Utility Area • One Reception Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom • Off-Road Parking, Single Garage • Front & Rear Gardens • Walking Distance to Town Centre • EER - B •

Accommodation

Enter the property into an entrance hall with stairs rising to the first floor and a door opening into the ground floor accommodation. The living room is located at the front of the property with windows to two elevations allowing plenty of light. At the rear of the property is the dining kitchen with space for a dining table and a great range of fitted units with a variety of integrated appliances and a large pantry cupboard. The kitchen also offers a utility area with space for white goods and access to the downstairs cloakroom.

On the first floor there are two double bedrooms and a single bedroom. The master bedroom offers built-in storage, and all three bedrooms are served by the family bathroom. The family bathroom comprises a shower bath, wash hand basin built into a vanity unit, low flush lavatory and a heated towel rail.

Outside

To the front of the property a pathway leads to the front door with a lawned area to the right-hand side. The rear garden is mainly laid to lawn with a raised decking area and a pathway leading to the off-road parking and single garage. The garden is fenced on all sides offering a good degree of security and privacy.



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 & Council Tax

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

Rutland County Council – Tax Band C

Tenure

Freehold



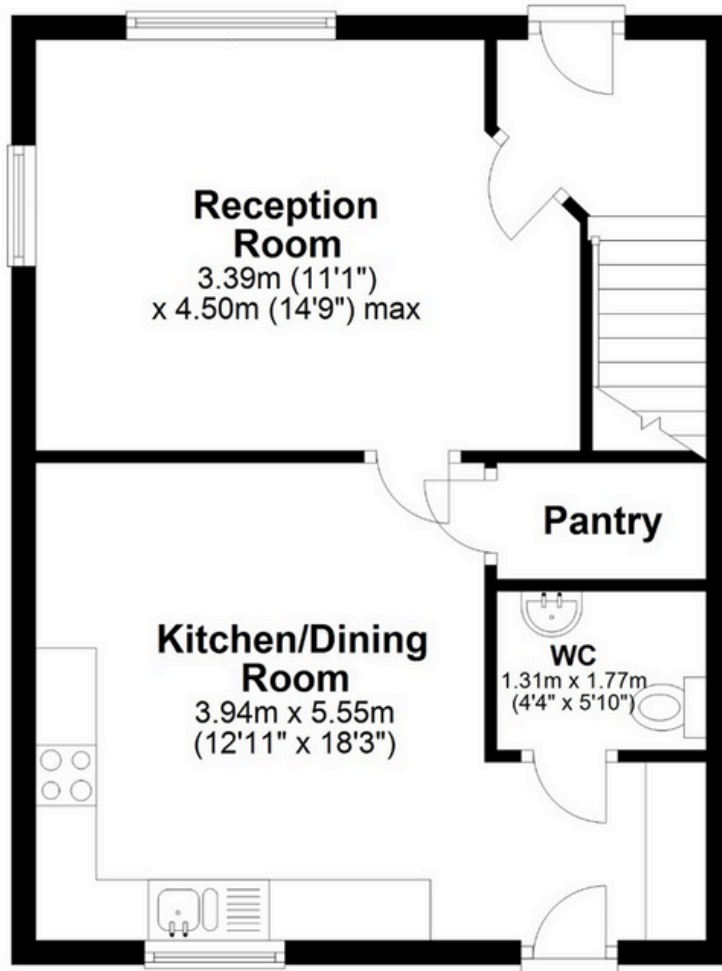
12 Stud Road, Barleythorpe, Oakham, Rutland LE15 7GD

House Total Approx. Gross Internal Floor Area incl. Garage = 885 ft² / 82 m²

Measurements are approximate, not to scale, for illustrative purposes only.

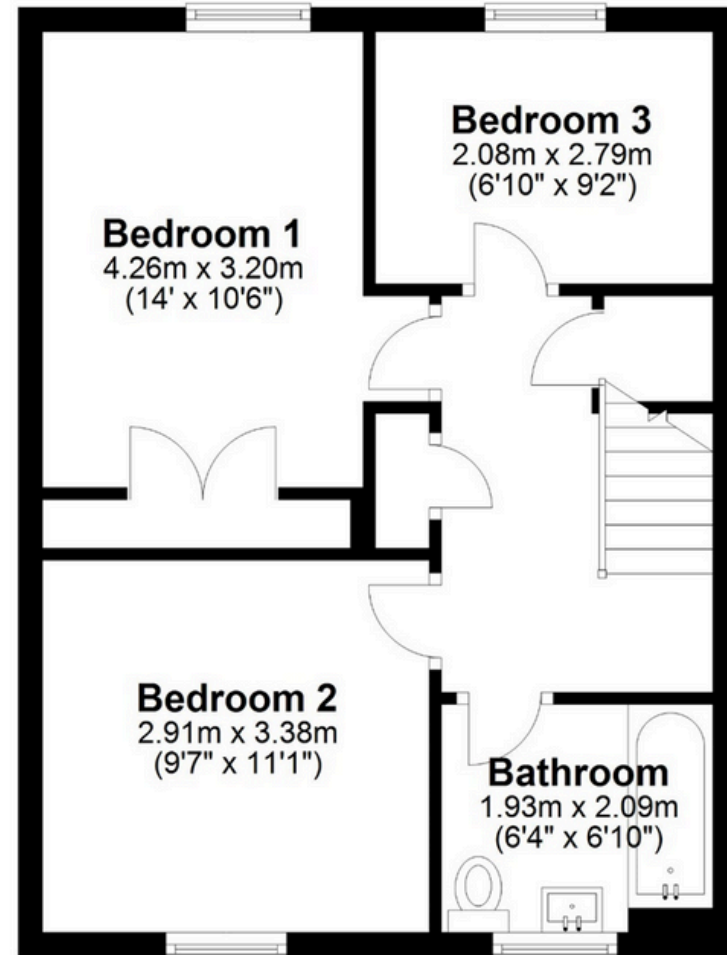
Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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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.

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