



Stud Road, Barleythorpe, Oakham



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£1,395 PCM



## Key Features

- AVAILABLE WITH NIL DEPOSIT OPTION
- AVAILABLE FURNISHED FOR AN ADDITIONAL £100 PER MONTH
- MODERN TOWN HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN / LIVING
- GARAGE
- EPC - B





Available either furnished - at an additional £100 per month, or unfurnished. Set within the outskirts of Barleythorpe, only a short walk to Catmose College and the Train Station is this modern town house, positioned on a lovely plot with ample rear garden for the family to enjoy. Boasting generous accommodation throughout including an open plan kitchen, living and dining area, separate living room, four spacious bedrooms and two bath/shower rooms.

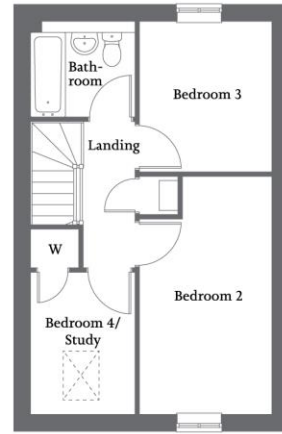
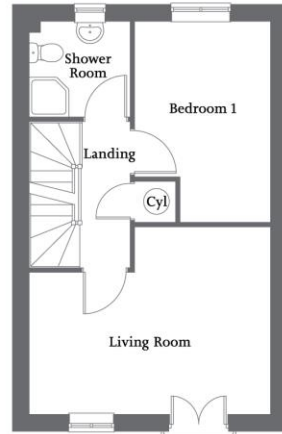
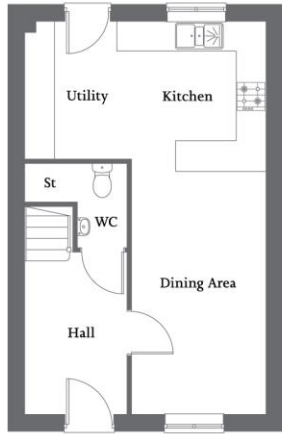
As you approach the property from the front, the partly glazed front door leads you into the spacious entrance hallway with stairs leading to the first floor landing and door into a useful cloakroom. The ground floor is mainly occupied by an L shaped living and kitchen area that is filled with natural light. The kitchen is set overlooking the rear garden with ample units and storage throughout. From the first floor landing you have the useful living room with a Juliet balcony.

The master bedroom is also located on this floor along with a separate shower room. From the second floor you have three further bedrooms along with the family bathroom.

The property is positioned set back from the main road with an easy to maintain front garden. The rear garden will be fully laid to lawn with a small patio area. Off road parking is provided to the rear of the property along with a garage.

Early viewings are strongly advised!

# Floorplan



## Ground Floor

Kitchen/Utility	4.86m x 2.75m	15'11" x 9'0"
Dining Area	4.95m x 2.70m	16'2" x 6'9"

## First Floor

Living Room	4.86m x 3.75m	15'11" x 12'3"
Bedroom 1	4.03m x 2.68m	13'3" x 8'10"
Shower Room	2.02m x 1.91m	6'7" x 6'3"

## Second Floor

Bedroom 2	4.76m x 2.66m	15'7" x 8'8"
Bedroom 3	3.01m x 2.66m	9'10" x 8'8"
Bedroom 4/ Study	2.84m x 2.08m	9'3" x 6'9"
Bathroom	2.08m x 1.91m	6'9" x 6'3"



Newton Fallowell Oakham

01572 335005

oakham@newtonfallowell.co.uk