



6 Seaton Road, Barrowden, Oakham, LE15 8EN

 **NEWTON FALLOWELL**

3 1 2

Key Features

- Semi Detached Period Cottage
- Three Bedrooms
- Two Reception Rooms
- Large 1/2 Acre Plot With Private Woodland (STS)
- Driveway Providing Off Road Parking
- Sought After Village Location
- Requires Modernisation
- Potential To Extend (STP)
- EPC Rating TBC

£365,000





Located in the sought-after village of Barrowden stands this three-bedroom semi-detached period cottage that would benefit from a scheme of modernization. The property sits on a large plot of approximately 1/2 acre (STS) and includes a private woodland area. The internal accommodation briefly comprises an entrance hall, living room, dining room, kitchen, utility room, three bedrooms with a separate storage room, and a family bathroom. CALL TO VIEW!

Entering via the front door leads into the entrance hall where stairs flow to the first floor and doors grant access to the living room and dining room. The dining room is located at the front of the property and offers a window to the front aspect, an inset original feature stove with an ornate wooden mantle, and two storage cupboards. Adjacent to the dining room is the living room which features an inset electric fire with a wooden surround and a window to the front aspect. Leading through from the dining room is the kitchen that boasts an inset stainless-steel sink and drainer, tiled splash backs, space for a cooker, parquet style flooring, and a double-glazed window to the rear aspect. Completing the downstairs accommodation is the family bathroom that is majority tiled and offers a panel bath, wash hand basin inset to a vanity unit, and a low-level W.C. Upstairs the property offers three bedrooms and a separate storeroom. Bedrooms one and two are both located to the front of the property and both offer a view to the front aspect. Bedroom three and the store room are located to the rear of the property with bedroom three featuring a view to the rear aspect.



Externally the property sits on a stunning plot that totals approximately 1/2 acre (STS) and includes a beautiful section of private woodland, an area for growing vegetables, and various flowerbeds containing mixtures of plants & shrubs. This property would make an ideal project and could be extended subject to the relevant planning permissions.



Entrance Porch 0.94m x 0.84m (3'1" x 2'10")

Entrance Hall 1.11m x 0.94m (3'7" x 3'1")

Dining Room 3.62m x 3.47m (11'11" x 11'5")

Lounge 3.57m x 3.51m (11'8" x 11'6")



Kitchen 3.14m x 1.94m (10'4" x 6'5")

Utility Room 4.01m x 1.22m (13'2" x 4'0")

Bathroom 2.62m x 1.87m (8'7" x 6'1")

Bedroom One 3.62m x 3.54m (11'11" x 11'7")



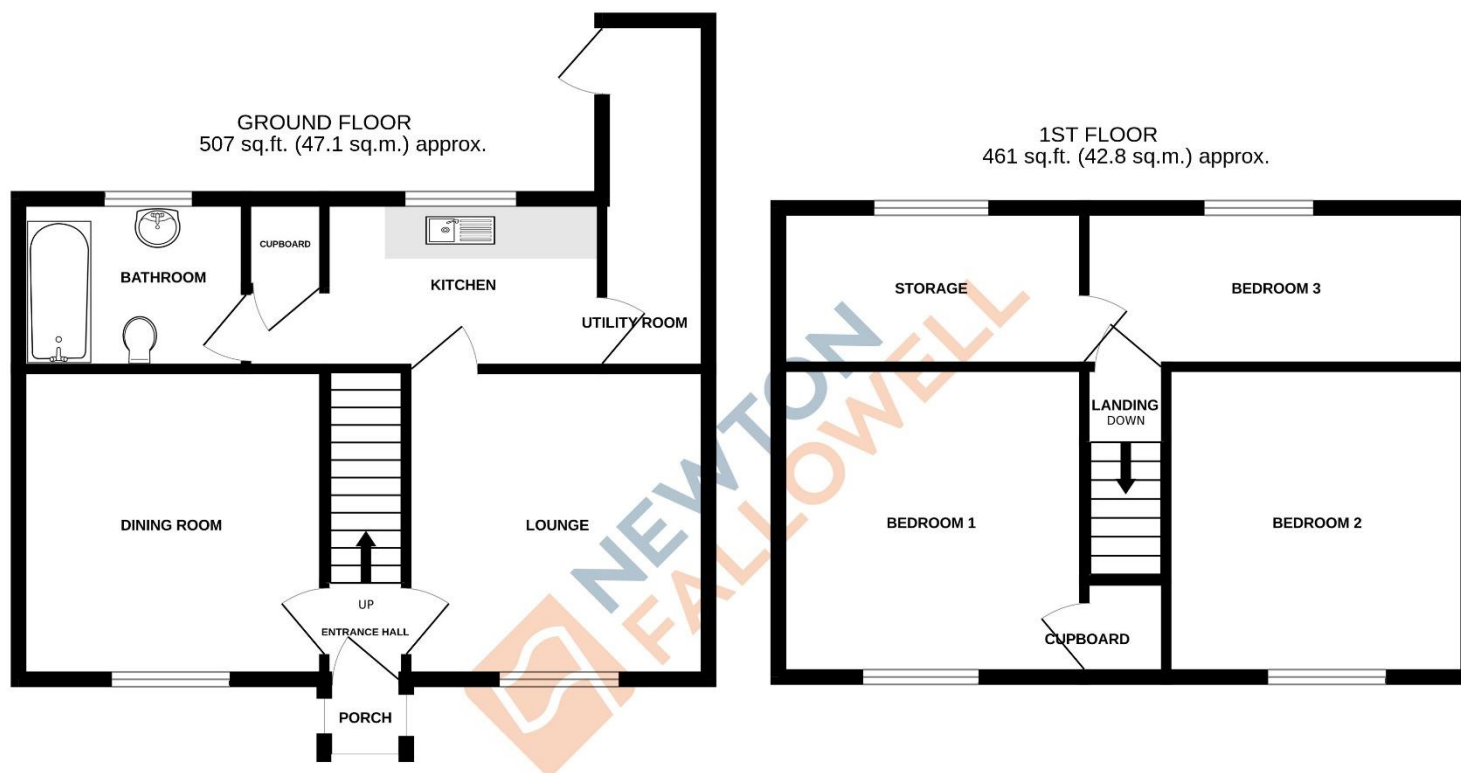
Bedroom Two 3.62m x 3.5m (11'11" x 11'6")

Bedroom Three 3.19m x 1.84m (10'6" x 6'0")

Storage 3.58m x 1.89m (11'8" x 6'2")







SEATON ROAD, BARROWDEN LE158EN

TOTAL FLOOR AREA : 968 sq.ft. (90.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		23 F
1-20	G	1 G	

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.