



128 Stud Road, Barleythorpe, Oakham, LE15 7GD

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- Modern Three Storey Town House
- Four Generous Bedrooms
- End of Terrace
- Stylish Open Plan Kitchen, Dining & Living Room
- Two Modern Bathrooms
- Unique First Floor Living room
- Single Garage & Parking Space
- Popular Location with Easy Access to Train Station & Schools
- EPC Rating B
- Freehold

£315,000





Located in the popular and well-connected area of Barleythorpe, this immaculately presented four-bedroom townhouse offers flexible, modern living across three spacious floors. Enjoying close proximity to Oakham's market town amenities, excellent local schooling, and transport links including the A606 and Oakham railway station, this property is ideally suited for growing families or professionals seeking modern accommodation in a convenient location.

Set behind a neat frontage, the home opens into a welcoming entrance hall offering access to a ground-floor cloakroom and useful storage. The heart of the home is the contemporary kitchen/dining room, which enjoys an abundance of natural light and offers a practical space for entertaining or everyday family life. With French doors leading to the rear garden, this space is well-suited for entertaining and family life.

The first floor is home to a generously proportioned double bedroom and a bright, comfortable living room, which provides unique character to this well-designed town-house. A modern shower room completes the accommodation on this level. Rising to the second floor, the property comprises three further bedrooms, including a well-sized double bedroom, a stylish family bathroom, and multiple built-in storage areas that enhance the home's practicality.

Externally, the property benefits from an enclosed rear garden ideal for outdoor relaxation or young families, along with a single garage offering secure parking or storage. Stud Road represents an excellent opportunity to acquire a well-maintained, move-in-ready home in a sought-after residential development with superb links to Oakham and the surrounding Rutland countryside.

Entrance Hall 3.26m x 2.04m (10'8" x 6'8")

WC 2.04m x 1.68m (6'8" x 5'6")

Kitchen 4.84m x 2.76m (15'11" x 9'1")

Dining Room 5.15m x 2.69m (16'11" x 8'10")

Living Room 4.85m x 3.77m (15'11" x 12'5")

Bedroom Two 4.05m x 2.73m (13'4" x 9'0")

Shower Room 2.01m x 1.91m (6'7" x 6'4")

Bedroom One 3.92m x 2.66m (12'11" x 8'8")

Bedroom Three 3.04m x 2.66m (10'0" x 8'8")

Bedroom Four 2.85m x 2.09m (9'5" x 6'11")

Bathroom 2.07m x 1.92m (6'10" x 6'4")

Garage 5.99m x 2.97m (19'8" x 9'8")

#### Residents Management Charge

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



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TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.