



23 Tollesbury Avenue, Barleythorpe, Oakham,
LE15 7WE

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Three-Bedroom Semi-Detached Home
- Ideal For Growing Families & Professional Couples
- Quiet And Private Position Within Barleythorpe
- Flexible Layout With Multiple Home-Working Options
- Self-Contained Garden Studio With Underfloor Heating
- Third Bedroom Ideal As Study, Nursery Or Hobby Room
- Fully Boarded Loft Providing Excellent Storage
- Small Private Garden & Two Off-Road Parking Spaces
- EPC Rating B
- Freehold

Offers In Excess Of £300,000





Set within a quiet and private position on Tollesbury Avenue, Barleythorpe, this three-bedroom semi-detached home offers an exceptionally flexible living arrangement, making it an ideal choice for growing families and professional couples alike. The property is particularly well suited to modern working patterns, with multiple home-working options and a number of practical features that distinguish it from comparable homes within the area.

The ground floor living room provides a comfortable and well-defined environment for everyday use. Via the entrance hall, this leads through to a generous kitchen/breakfast room, designed to accommodate family dining and day-to-day living, with direct access to the rear garden. A ground floor WC and built-in storage further enhance the functionality of this level.

Upstairs, the property provides three bedrooms, offering excellent versatility. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The third bedroom lends itself perfectly to use as a home office, hobby room or nursery, complementing the property's strong work-from-home credentials.

A key highlight of the home is the self-contained studio office positioned within the garden. Designed with year-round use in mind and benefitting from underfloor heating, this space provides an outstanding solution for those working remotely, running a business from home or seeking a quiet and dedicated study environment. When combined with the third bedroom, the property offers an ideal setup for couples who both require independent working spaces.

Externally, the property features a small and private garden, offering a low-maintenance outdoor area suitable for seating and relaxation. Two parking spaces provide convenient off-road parking. In addition, the loft has been fully boarded, delivering valuable and often overlooked storage space that adds a reassuring level of practicality, rarely found in similar properties.

In summary, this is a thoughtfully enhanced home offering flexible accommodation, dedicated work-from-home solutions and practical features throughout – perfectly suited to modern living requirements in a sought-after location.





Room Measurements

Entrance Hall 2.56m x 1.46m (8'5" x 4'10")

Living Room 5.64m x 3.15m (18'6" x 10'4")

Kitchen/Dining 5.64m x 3.58m (18'6" x 11'8")

WC 1.97m x 0.97m (6'6" x 3'2")

First Floor Landing 3.08m x 1.97m (10'1" x 6'6")

Bedroom One 3.22m x 3.2m (10'7" x 10'6")

Bedroom Two 3.59m x 3.09m (11'10" x 10'1")

Bedroom Three 2.49m x 2.43m (8'2" x 8'0")

Bathroom 2.18m x 1.95m (7'2" x 6'5")



Residents Management Company

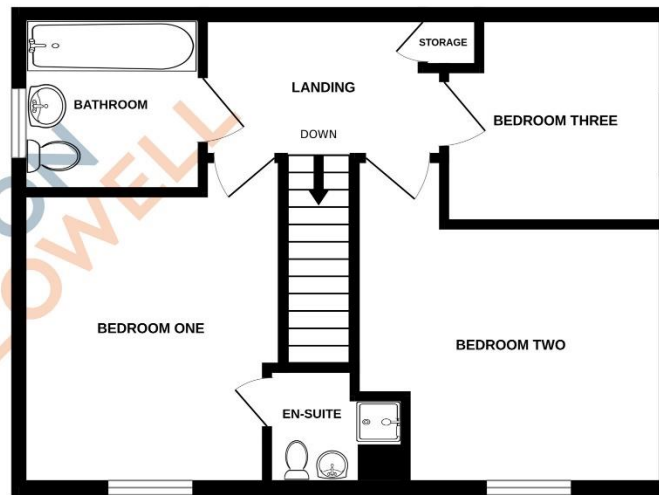
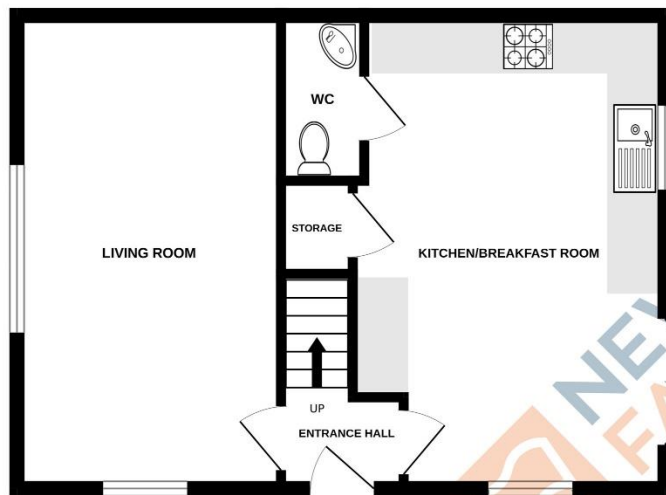
The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact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





GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOLLESBURY AVENUE, BARLEYTHORPE, OAKHAM, LE15 7WE

TOTAL FLOOR AREA : 934 sq.ft. (86.8 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 | | 95 A |
| 81-91 | B | 84 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.