



Main Road

Barleythorpe

Alexanders



Main Road

Barleythorpe

- Attractive stonebuilt family home
- Nestled behind trees and overlooking allotments
- Four bedrooms
- Entrance hall, cloakroom, utility
- Fitted kitchen, dining room off
- Spacious sitting room
- Single garage
- Convenient location for Oakham town centre
- EPC Rating B / Council Tax Band E / Freehold

General description

An attractive stonebuilt four bedroom detached family home situated on a small exclusive development within easy reach of Oakham town centre.

Nestled behind trees and overlooking local allotments this spacious family home has a generous hallway, living area and open plan kitchen ideal for a family.

Location

Barleythorpe is a popular village with lots of open areas on the estate for walking, located on the outskirts of the historic market town of Oakham which benefits from a full range of shops, eateries, local amenities and has easy access to Rutland Water. There are excellent independent primary and secondary schools in the area of Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London commutable within an hour.

Accommodation Summary

Ground Floor: Entrance hall, cloakroom, utility, sitting room, dining room, fitted kitchen.

First Floor: Four bedrooms, en-suite, family bathroom.



Agent's note

Great family home in a lovely location.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band E.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

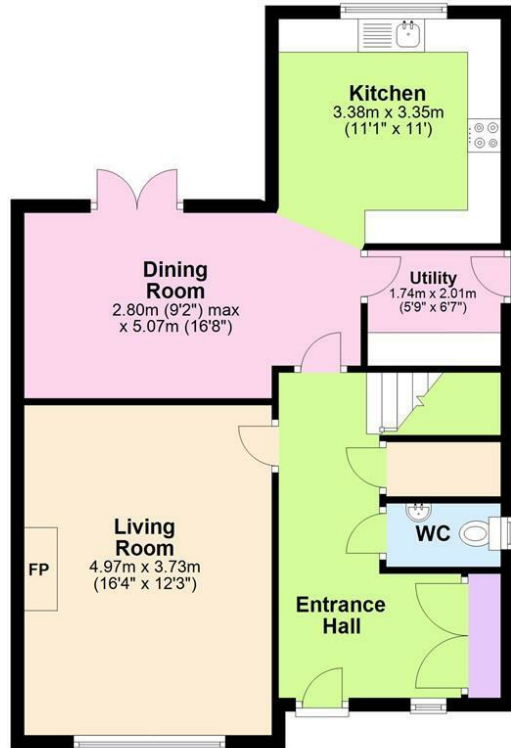
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



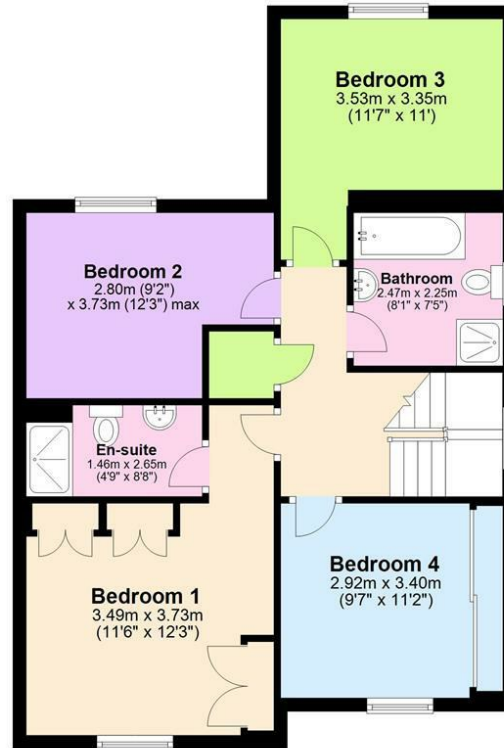
Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



First Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



Outbuilding

Approx. 18.2 sq. metres (195.7 sq. feet)



Total area: approx. 147.3 sq. metres (1585.5 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.