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Two bedroom semi detached home situated in the popular Barleythorpe development.

- Semi Detached Home
- Well Presented
- Kitchen Diner
- Two Bedrooms
- Landscaped Rear Garden
- Off Road Parking
- Carport
- Ideal FTB Property
- Walking Distance To Amenities

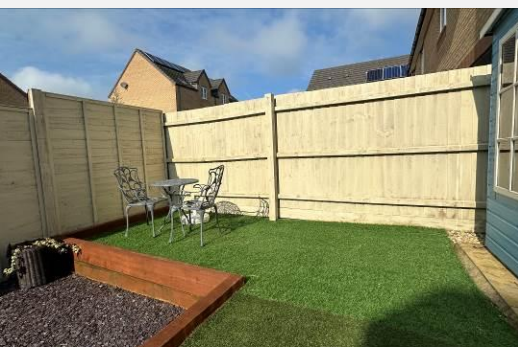
## Mistley Close, Barleythorpe, LE15 7WH

Situated in the popular Barleythorpe development within walking distance to Oakham's historic market town centre, train station, and local schools, is this immaculately presented two-bedroom home.

An ideal home for first time buyers, this home features a living room, a kitchen dining area, a utility area, a WC, two spacious double bedrooms with built in wardrobes, and a three-piece bathroom. Externally there is a carport with parking for two cars and a larger than average garden which has been tastefully landscaped by the current owner, being low maintenance.

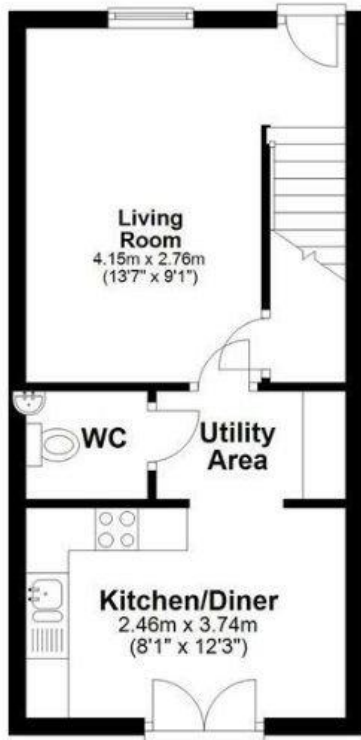
Set just few minutes' drive from the centre of Oakham, which offers many amenities, including doctor's surgery and hospital, multiple restaurants, cafés and shops and the highly popular Secondary School Catmose College. There are also a number of well-regarded Primary, Preparatory and Independent Schools within walking distance to the property. Oakham Railway Station provides easy transport links to further towns and cities, as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.



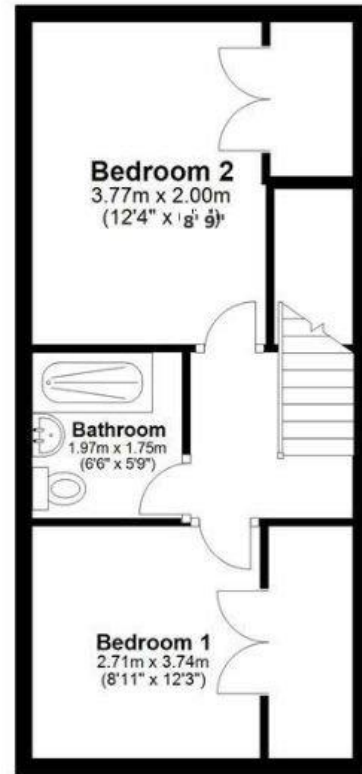


For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)

**Ground Floor**  
Approx. 30.3 sq. metres (326.0 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (350.3 sq. feet)



**Total area: approx. 62.8 sq. metres (676.3 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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