



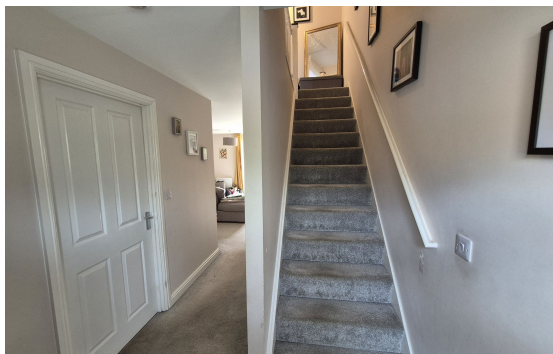
Holbrook Way, Barleythorpe

This modern and well-presented three-bedroom home is an ideal opportunity for first-time buyers or investors.

FEATURES

- Terrace Property
- Ideal For FTB Or Investor
- Three Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Walking Distance To Amenities





ACCOMMODATION

Situated within a popular and sought-after development, the property offers low running costs and efficient accommodation across two floors.

The ground floor features a stylish kitchen, a spacious lounge/diner with access to the rear garden, and a convenient WC. Upstairs, the property benefits from a generously sized master bedroom with en-suite and fitted wardrobe, two further bedrooms, and a contemporary family bathroom. With a total floor area of approximately 750 sq. ft., this home combines comfort, practicality, and great value in a desirable location.

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EXTERNAL

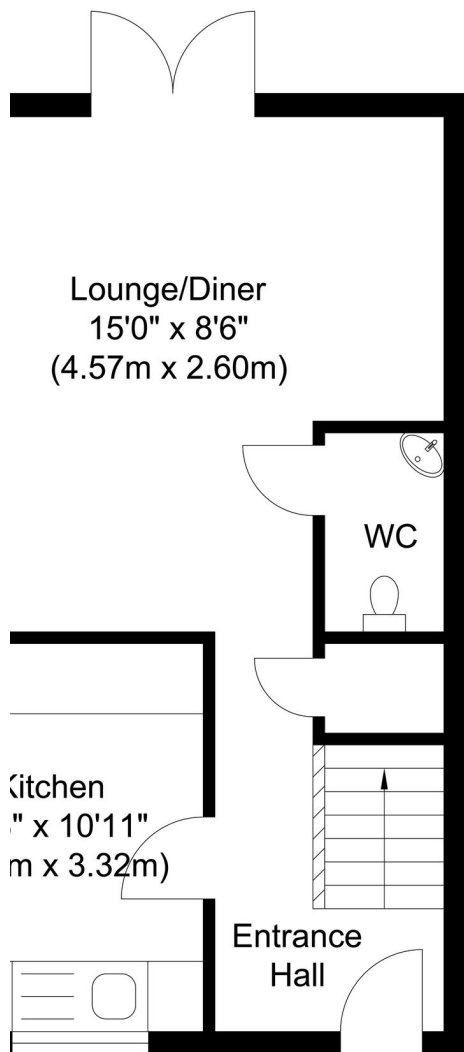
The property benefits from off road parking and a single garage with access to the rear garden which is fully enclosed, mainly lawn with patio area and fenced borders.

This property is ideally situated close to the historic market town of Oakham, the county town of Rutland. Oakham offers an excellent blend of traditional charm and modern convenience, with a wide range of independent shops, cafés, restaurants, and highly regarded schools all within easy walking distance. The town also benefits from a train station with direct links to Leicester, Peterborough, and beyond, making it ideal for commuters. Surrounded by beautiful countryside and just a short drive from the stunning Rutland Water Nature Reserve, the location combines the best of town and country living.

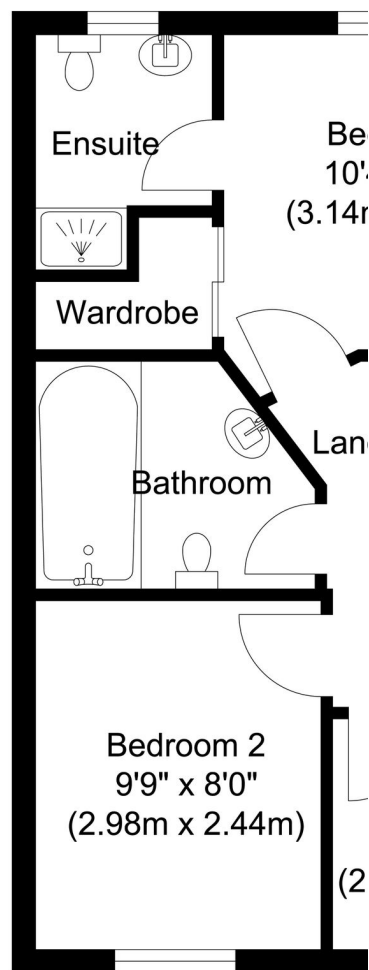
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Ground Floor
Approximate Floor Area
384.37 sq. ft
(35.71 sq. m)



First Floor
Approximate Floor Area
384.37 sq. ft
(35.71 sq. m)

For identification purposes only, measurements are approximate

EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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