



## Blackwater Road, Barleythorpe

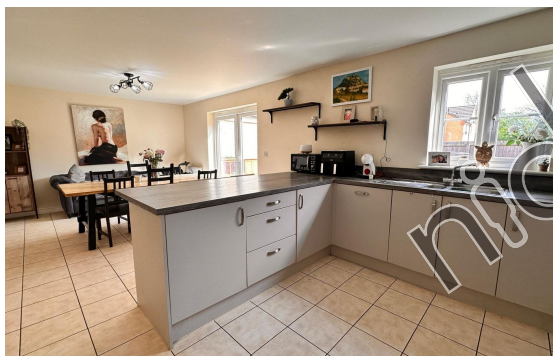
Nestled in the sought-after village of Barleythorpe on the outskirts of Oakham, this well-presented four-bedroom detached home offers stylish, modern living in a peaceful residential setting.

### FEATURES

- Detached Family Home Situated In A Prime Location
- Four Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Walking Distance To Amenities







## ACCOMMODATION

The ground floor boasts a welcoming entrance hallway leading into a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, the contemporary kitchen/diner features integrated appliances, ample storage, and French doors opening onto the private rear garden.

Upstairs, the property offers Four well-proportioned bedrooms, including a master bedroom with ensuite. A modern family bathroom, finished to a high standard, serves the upper floor.

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## EXTERNAL

Outside, the enclosed rear garden provides a safe and low-maintenance space. While off-street parking is available via a driveway to the side, complete with a garage.

Located just minutes from Oakham's historic town centre, local schools, amenities, and the train station, this home offers easy access to both countryside walks and commuter links to Leicester, Peterborough, and beyond.

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# Floor plan TBC

nichecom  
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## EPC RATING

Energy rating	Current	Potential
A		
B	87 B	88 B
C		
D		
E		
F		
G		

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