



Sandown Close, Barleythorpe

An immaculately presented and modern three bedroom semi-detached property, located on a popular development in Barleythorpe.

FEATURES

- Semi Detached Family Home Situated In A Prime Location
- Open-Plan Kitchen Diner Room
- Three Comfortable Bedrooms
- Well Presented Throughout
- Off Road Parking
- Generous Enclosed Rear Garden

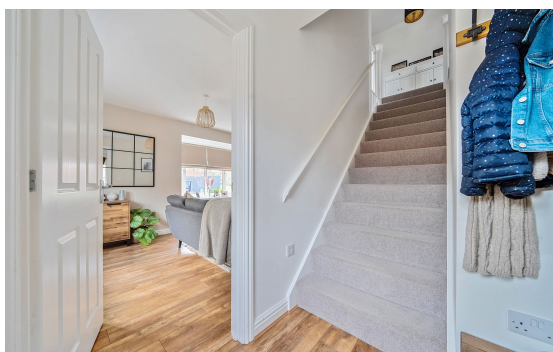




ACCOMMODATION

The property comprises: entrance hall and stairs leading to first floor, spacious living room with bay window and feature media wall, modern kitchen/diner with integrated fridge/freezer and patio doors onto the rear garden, downstairs WC and understair storage cupboard complete the ground floor.

To the first floor are two double bedrooms, the master bedroom with en-suite and fitted wardrobes, a further single bedroom and a family bathroom.



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EXTERNAL

Outside the property benefits from off road parking conveniently positioned just outside the front door. The rear garden is a very generous size and is mainly laid to lawn, with decking area.

The property is positioned on a quiet road in a popular estate in Barleythorpe, being within a 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.



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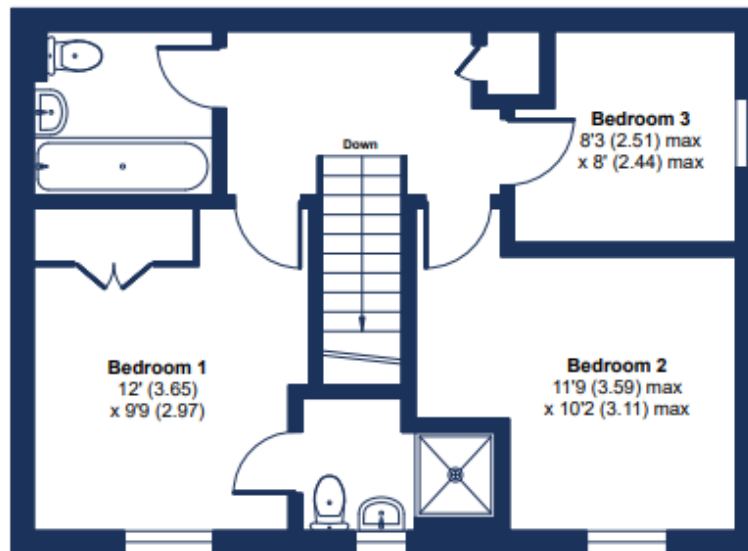
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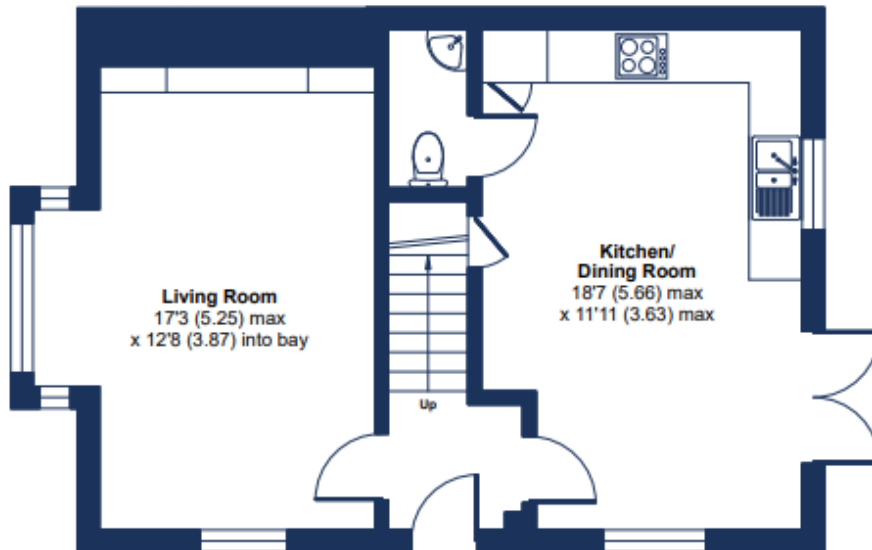
Sandown Close, Barleythorpe, Oakham, LE15

Approximate Area = 970 sq ft / 90.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Moores Estate Agents. REF: 1288831



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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