



31 Main Road, Barleythorpe  
£325,000

 **NEWTON FALLOWELL**

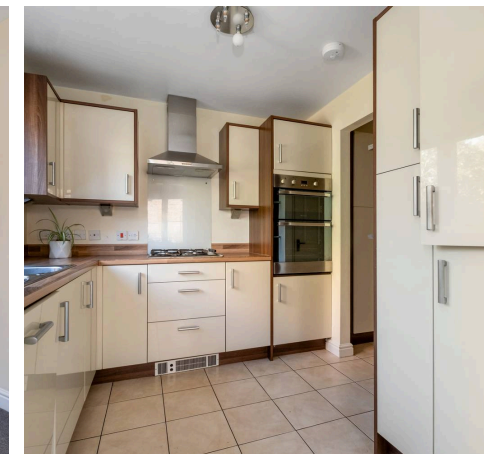
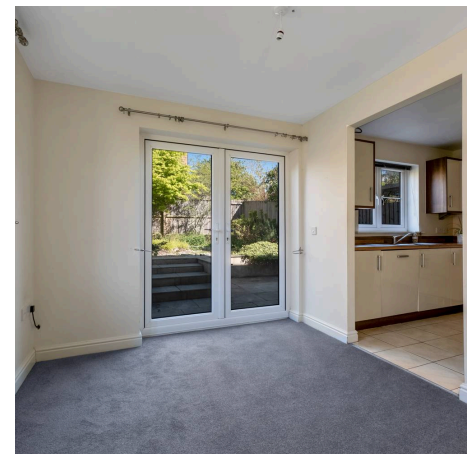
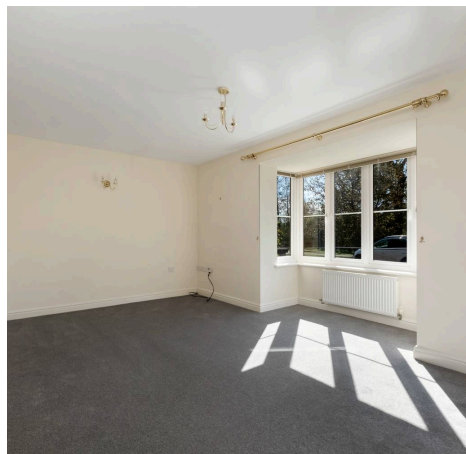
## 31 Main Road

Barleythorpe, Oakham

### Features:

- Presented With No Onward Chain
- Three Bedroom Semi-Detached Home In Excellent Location
- Recently Redecorated Throughout & New Carpets
- Well-Balanced Living Room & Kitchen/Diner
- En-Suite To Master Bedroom
- Low-Maintenance Rear Garden With Direct Gated Access
- Single Garage & Allocated Parking To Rear
- Additional Communal Guest Parking

**£325,000**





Positioned within the well-regarded Barleythorpe village, this three-bedroom semi-detached home offers well-balanced accommodation, presented in fresh decorative order and available with no onward chain. The property benefits from a practical layout suited to modern living, with the added advantage of a garage, allocated parking and additional visitor spaces, all within easy reach of Oakham and key commuter routes.

The ground floor is arranged to provide a clear distinction between living and dining spaces. An inviting entrance hall leads through to a generously proportioned living room, enjoying good natural light and offering a comfortable setting for day-to-day use. To the rear, the open-plan kitchen & dining area provides a functional and sociable space, with direct access out to the garden - well suited to both everyday living and entertaining. A useful utility room and ground floor WC add further practicality.



To the first floor, the accommodation continues to be well configured, with three bedrooms arranged off a central landing. The principal bedroom benefits from built-in storage and a neatly appointed en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout lends itself well to a range of buyers, including small families or those requiring a dedicated work-from-home space.

Externally, the rear garden has been designed for ease of maintenance, predominantly laid to patio and gravel, creating a usable outdoor space with scope for further enhancement if desired. A particularly practical feature is the direct gated access from the garden to the rear parking area, where the property benefits from a single garage and allocated parking. Additional communal guest parking is also available, providing convenience for visiting family and friends. Overall, the property represents a straightforward, ready-to-move-into home in a well-connected village setting, with a layout and positioning that supports both everyday practicality and long-term flexibility.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





### **Entrance Hall**

7' 9" x 3' 11" (2.36m x 1.20m)

### **Living Room**

18' 0" x 12' 4" (5.49m x 3.76m)

### **Dining Room**

11' 2" x 9' 0" (3.40m x 2.74m)

### **Kitchen**

9' 0" x 8' 4" (2.75m x 2.54m)

### **Utility Room**

6' 0" x 5' 5" (1.82m x 1.65m)

### **Downstairs WC**

6' 0" x 4' 10" (1.82m x 1.48m)

### **Landing**

9' 9" x 9' 4" (2.98m x 2.85m)

### **Bedroom One**

12' 2" x 10' 3" (3.70m x 3.12m)

### **Bedroom Two**

9' 4" x 8' 3" (2.85m x 2.52m)

### **Bedroom Three**

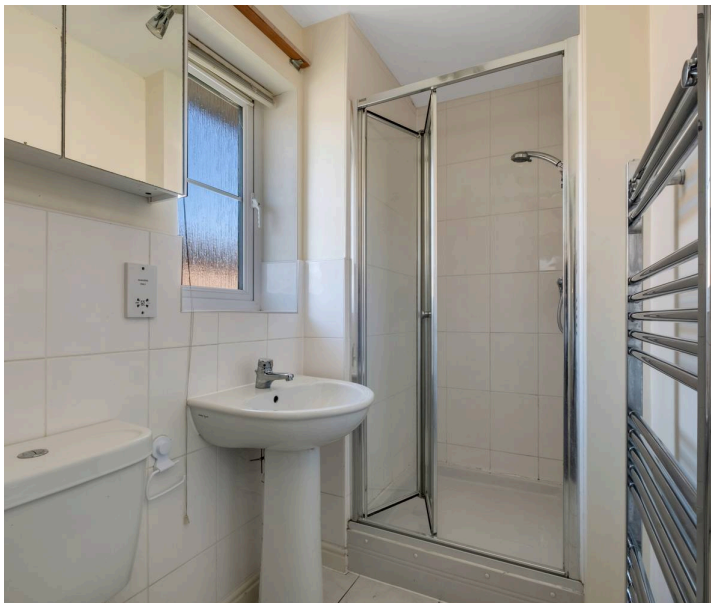
11' 3" x 8' 8" (3.44m x 2.64m)

### **Bathroom**

6' 6" x 5' 10" (1.98m x 1.79m)

### **En-Suite**

7' 5" x 4' 1" (2.26m x 1.24m)





## Newton Fallowell - Oakham

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