



4 Bridle Close, Barleythorpe
£215,000

 **NEWTON FALLOWELL**

4 Bridle Close

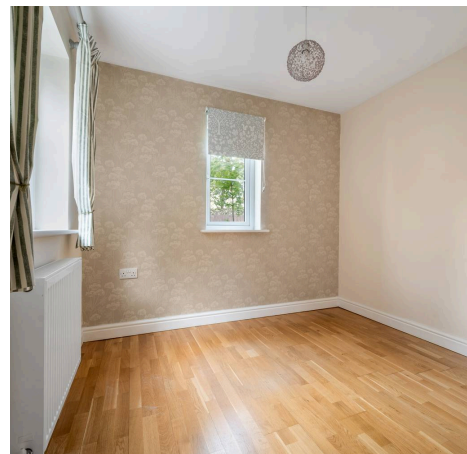
Barleythorpe, Oakham

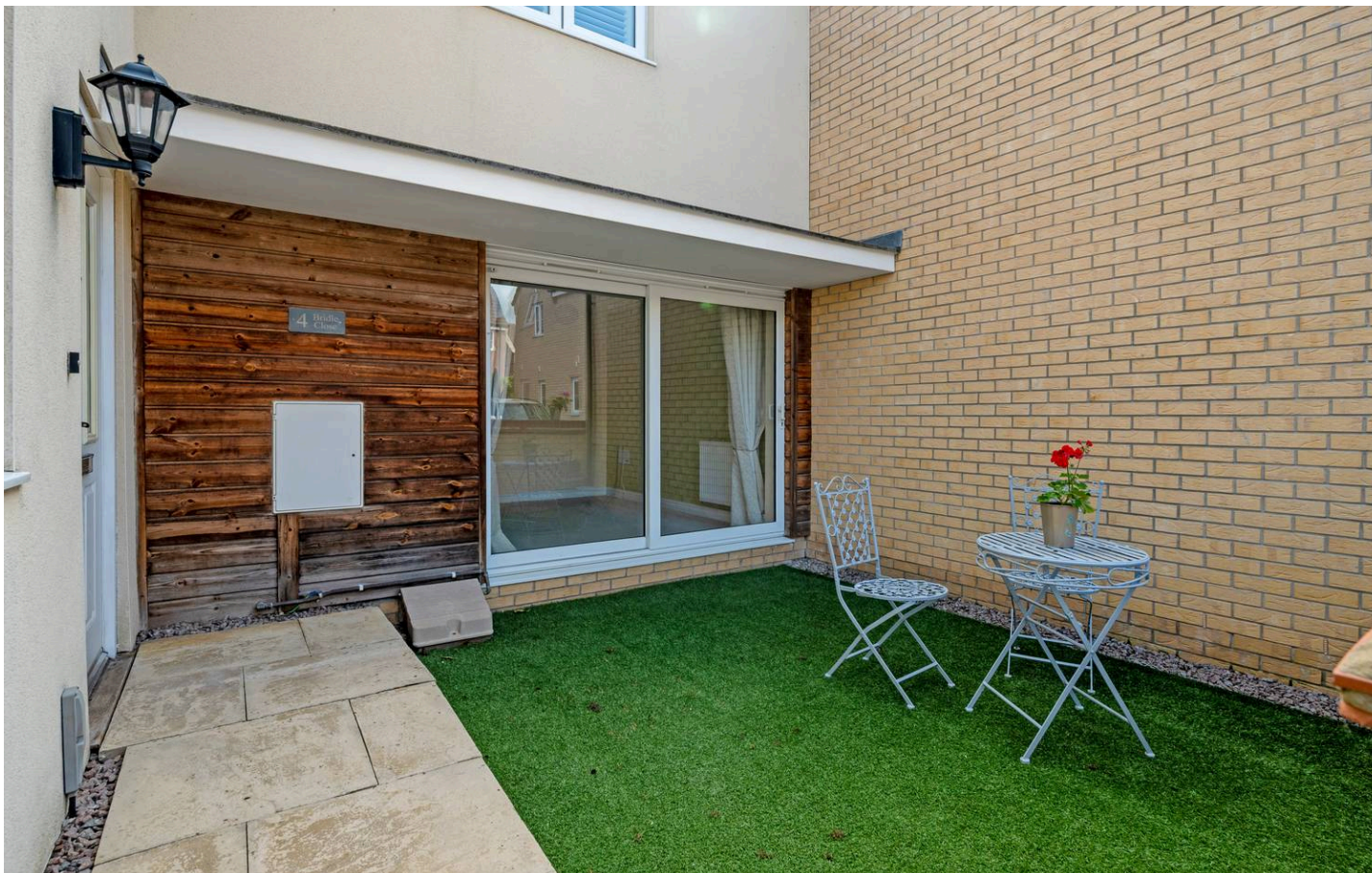
This modern two bedroom terraced house presents an ideal opportunity for first time buyers or those seeking a conveniently located, low-maintenance home.

The property is offered with no onward chain and has recently undergone fresh decoration throughout, complemented by a brand new boiler with a 10 year guarantee, providing peace of mind for years to come. The accommodation is arranged over two floors and features a sociable, open-plan living area that flows seamlessly from the well-appointed kitchen to the comfortable lounge, creating a welcoming space for entertaining or relaxing. Upstairs, there are two generously sized double bedrooms, with the master benefiting from a stylish en-suite shower room, while a separate modern shower room serves the second bedroom and guests. Thoughtfully designed for easy living, this home combines contemporary style with practical features, making it a superb choice for those looking to move straight in.

To the front of the property, you will find an easy maintenance courtyard garden, providing a pleasant outdoor space that requires minimal upkeep - perfect for busy lifestyles or those who prefer to spend their time relaxing rather than gardening. The courtyard is ideal for morning coffee, alfresco dining, or simply enjoying a moment of peace in the fresh air.

In addition, the property comes with one allocated car parking space, ensuring convenient parking at all times. The location offers excellent access to local amenities, transport links, and green spaces, making this a highly desirable setting for both commuters and those who appreciate the balance of urban convenience and outdoor enjoyment. With its combination of modern comforts, practical layout, and attractive outside space, this property is ready to welcome its next owners.





Living Room

15' 9" x 10' 10" (4.81m x 3.29m)

Kitchen

8' 11" x 8' 0" (2.72m x 2.44m)

Dining Room

8' 11" x 7' 7" (2.73m x 2.30m)

Downstairs WC

4' 10" x 3' 10" (1.48m x 1.16m)

Bedroom One

14' 10" x 10' 10" (4.53m x 3.30m)

En-Suite

7' 0" x 5' 7" (2.13m x 1.71m)

Bedroom Two

9' 0" x 8' 10" (2.74m x 2.68m)

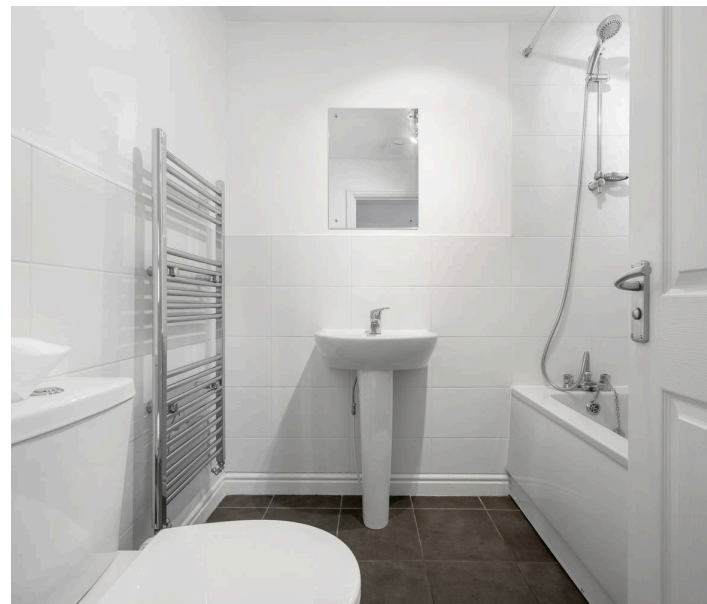
Shower Room

5' 7" x 5' 3" (1.71m x 1.59m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



BRIDLE CLOSE, BARLEYTHORPE - LE15 7TG

TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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