



30 Blackwater Road, Barleythorpe

In Excess of £195,000

 **NEWTON FALLOWELL**

30 Blackwater Road

Barleythorpe, Oakham

This spacious two bedroom coach house presents an exceptional opportunity for buyers seeking a modern home in excellent condition. The property is offered as a true turn-key solution, allowing you to move straight in and enjoy its thoughtfully designed interiors.

The welcoming entrance leads to a bright and airy open-plan living area, seamlessly connected to an adjoining kitchen that is perfect for both every-day living and entertaining guests. Practical storage solutions are thoughtfully integrated throughout, ensuring a clutter-free environment.

The master bedroom benefits from an excellent en-suite shower room, providing privacy and convenience, while the second bedroom offers flexibility for use as a guest room, home office or nursery. The property is further enhanced by a well-appointed family bathroom and quality fixtures throughout. Situated in a convenient and popular location, this home is ideally positioned for access to local amenities, schools and transport links, making it an attractive choice for professionals, couples or small families.

Externally, the property boasts a single garage, providing both secure parking and valuable additional storage space for bicycles, tools or seasonal items. In front of the garage, there is an allocated off-street parking space for one vehicle, ensuring ease of access and peace of mind for residents and visitors alike. The coach house benefits from a low-maintenance exterior, allowing you to spend more time enjoying your home and the surrounding area. With its combination of practical features and desirable location, this property is perfectly suited to those seeking a comfortable, modern lifestyle with the added benefits of private parking and storage. Early viewing is highly recommended to fully appreciate the quality and convenience this coach house has to offer.





Living/Dining Room

17' 2" x 10' 3" (5.22m x 3.12m)

Kitchen

15' 9" x 5' 9" (4.81m x 1.74m)

Bedroom One

12' 10" x 9' 8" (3.92m x 2.95m)

Ensuite

7' 0" x 4' 2" (2.13m x 1.26m)

Bedroom Two

10' 9" x 7' 4" (3.27m x 2.23m)

Bathroom

6' 4" x 5' 5" (1.94m x 1.66m)

Garage

17' 9" x 8' 2" (5.42m x 2.48m)

Store

8' 4" x 3' 5" (2.54m x 1.03m)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





BLACKWATER ROAD, BARLEYTHORPE, OAKHAM LE15

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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

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