



32 Blackwater Road, Barleythorpe
£325,000

 **NEWTON FALLOWELL**

32 Blackwater Road

Barleythorpe, Oakham

Immaculate 4-bed, 3-storey townhouse in Barleythorpe. Modern kitchen diner, spacious living, 2 baths, garage, garden. Walk to Oakham centre, station, schools. No onward chain.

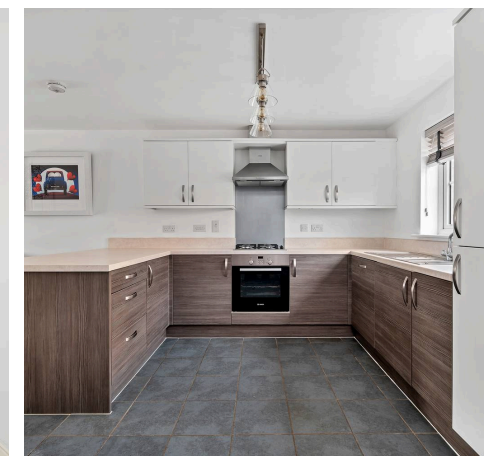
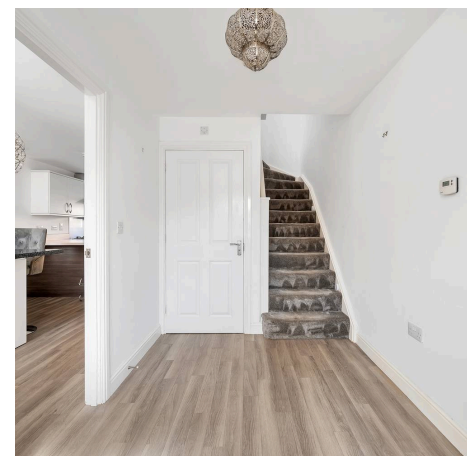
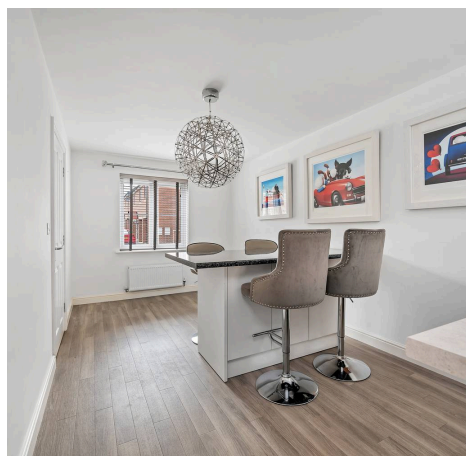
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Semi Detached Town House
- Four Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Landscaped Rear Garden
- Driveway and Single Garage
- No Onward Chain
- Close to Town Centre & Train Station
- Energy Performance Rating: B





Entrance Hall

10' 8" x 6' 9" (3.26m x 2.05m)

Downstairs WC

5' 7" x 3' 3" (1.69m x 0.99m)

Dining Area

16' 11" x 8' 10" (5.16m x 2.70m)

Kitchen Area

15' 11" x 9' 1" (4.86m x 2.76m)

First Floor Landing

9' 7" x 6' 8" (2.93m x 2.03m)

Living Room

16' 0" x 12' 5" (4.87m x 3.78m)

Bedroom One

13' 3" x 8' 11" (4.04m x 2.72m)

Shower Room

6' 7" x 6' 3" (2.01m x 1.90m)

Second Floor Landing

9' 9" x 6' 11" (2.97m x 2.10m)

Bedroom Two

15' 9" x 8' 9" (4.81m x 2.66m)

Bedroom Three

9' 11" x 8' 10" (3.03m x 2.68m)

Bedroom Four

9' 5" x 6' 11" (2.86m x 2.10m)





Newton Fallowell - Oakham

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