



26 Haydock Avenue, Barleythorpe
£300,000

 **NEWTON FALLOWELL**

26 Haydock Avenue

Barleythorpe, Oakham

NEW TO THE MARKET... This beautifully presented three-bedroom modern detached home in the sought-after Barleythorpe area, offering convenient access to Oakham's town centre, train station, reputable schools, and excellent local amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

11' 2" x 7' 3" (3.40m x 2.22m)

Living Room

16' 11" x 9' 6" (5.15m x 2.89m)

Kitchen/Dining Room

16' 11" x 8' 5" (5.15m x 2.57m)

Utility Room

7' 3" x 5' 9" (2.22m x 1.75m)

WC

6' 5" x 4' 0" (1.95m x 1.22m)

Bedroom One

13' 6" x 13' 0" (4.11m x 3.96m)

Ensuite

7' 9" x 5' 10" (2.37m x 1.78m)

Bedroom Two

13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom Three

8' 4" x 6' 9" (2.53m x 2.06m)

Bathroom

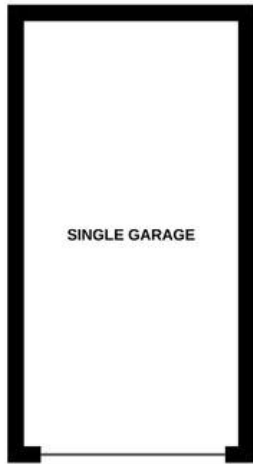
8' 2" x 5' 6" (2.50m x 1.67m)

Single Garage (approx.)

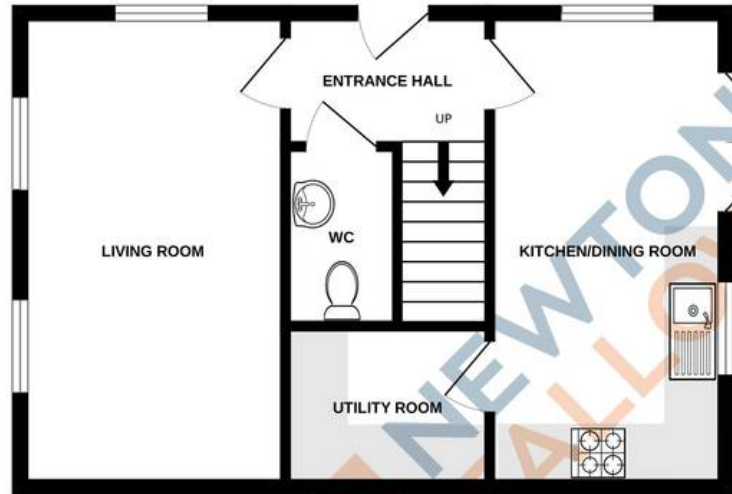
15' 9" x 8' 2" (4.80m x 2.50m)



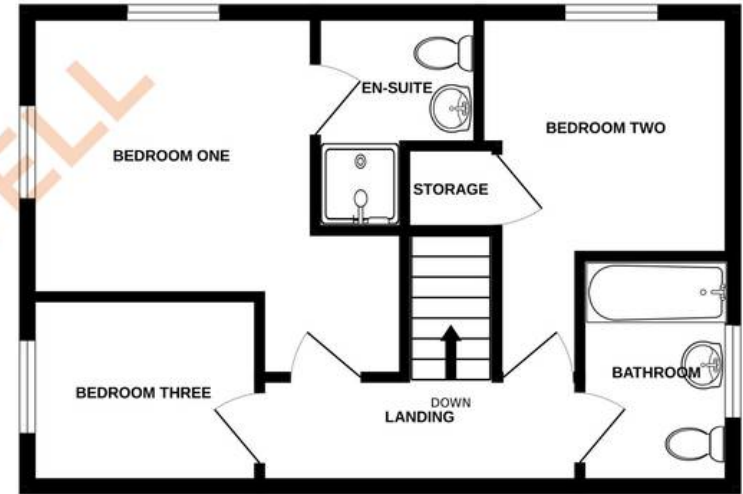
GARAGE
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



HAYDOCK AVENUE, BARLEYTHORPE, OAKHAM, LE15 7JA

TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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