

12 Farrer Way, Barleythorpe

In Excess of £260,000

NEWTON FALLOWELL

12 Farrer Way

Barleythorpe, Oakham

This modern three bedroom semi detached house presents an excellent opportunity for young professionals and small families seeking a contemporary home in a well-connected location. The property is offered with no onward chain. Upon entering, you are welcomed by an inviting open-plan layout that seamlessly connects the living, dining, and kitchen areas, creating a bright and sociable environment ideal for both entertaining and every-day family life. The kitchen is thoughtfully designed with ample storage and workspace, catering to the demands of modern living. The property also benefits from a useful downstairs WC. Each of the three bedrooms is versatile, offering comfortable accommodation and flexibility for use as guest rooms, children's bedrooms, or dedicated home office spaces for those working remotely. The family bathroom is finished to a high standard with modern fittings and fixtures.

Additional benefits include a single garage and off-street parking, providing secure and convenient options for vehicles. The property's location is particularly appealing, being within close proximity to well-regarded local schools and a wide range of amenities, including shops, cafes, and leisure facilities, making daily errands and school runs effortless. The home is presented in excellent decorative order, allowing buyers to move in and immediately enjoy the space without the need for further work. Energy efficiency and comfort have been carefully considered throughout, ensuring a pleasant living environment all year round.

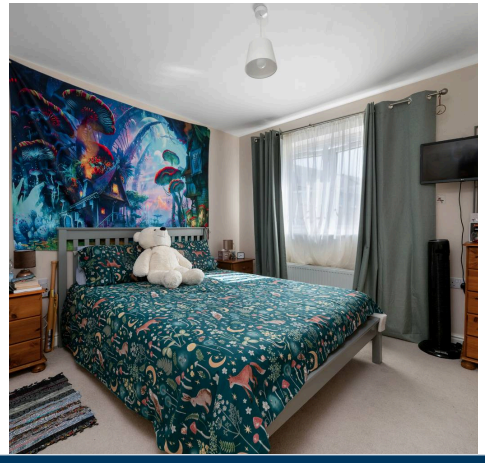
The landscaped garden offers excellent privacy and features mature planting, enhancing the sense of seclusion and tranquillity within the home. This property combines modern design with practical features, making it a superb solution for those seeking a stylish, low-maintenance residence in a desirable area.

Council Tax band: C

Tenure: Freehold

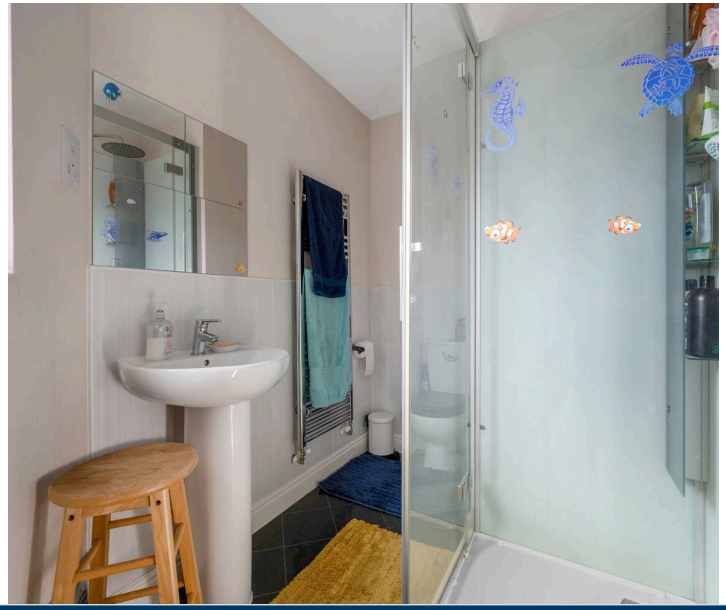














Living Room
16' 4" x 9' 9" (4.98m x 2.97m)

Kitchen / Dining Room
16' 4" x 13' 6" (4.98m x 4.11m)

Bedroom One
13' 7" x 11' 9" (4.14m x 3.58m)

En-Suite
9' 9" x 5' 7" (2.97m x 1.70m)

Bedroom Two
9' 10" x 8' 7" (3.00m x 2.62m)

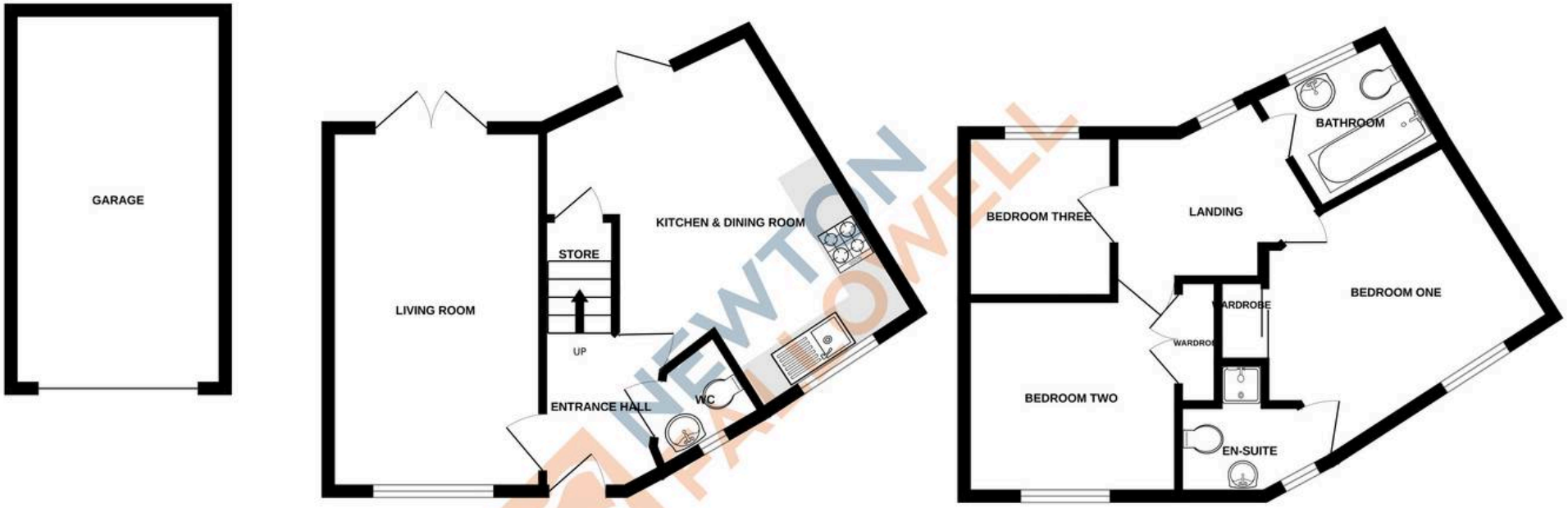
Bedroom Three
7' 5" x 6' 7" (2.26m x 2.01m)

Bathroom
6' 3" x 5' 9" (1.91m x 1.75m)

GARAGE
159 sq.ft. (14.8 sq.m.) approx.

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



FARRER WAY, BARLEYTHORPE, OAKHAM, LE15 7GG

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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