



8 Gretton Street, Barleythorpe
£195,000

 **NEWTON FALLOWELL**

8 Gretton Street

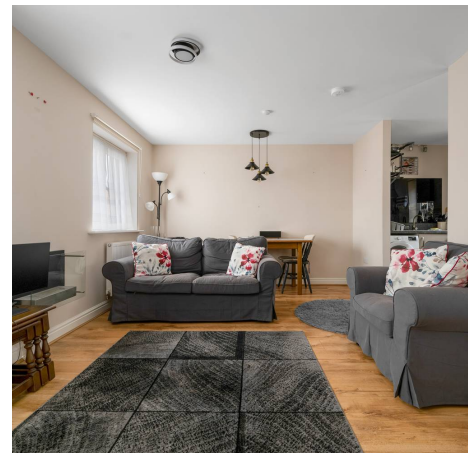
Barleythorpe, Oakham

This excellent two bedroom detached coach house is presented to the market with no onward chain and offers an ideal solution for first-time buyers or those seeking a low-maintenance home in the popular Barleythorpe community. The property features bright and spacious open-plan living accommodation, providing a welcoming environment for both relaxing and entertaining. The modern kitchen is well-appointed with ample storage and worktop space, while the living and dining areas benefit from plenty of natural light thanks to thoughtfully positioned windows.

The master bedroom enjoys the added convenience of an en-suite shower room (perfect for privacy and comfort), and a well-proportioned second bedroom is served by a contemporary family bathroom. Throughout the home, convenient storage solutions have been integrated to maximise space and practicality, ensuring a clutter-free living experience. The property further benefits from gas central heating and double glazing, offering comfort and efficiency all year round.

Externally, the property boasts a single garage located beneath the main accommodation, providing secure storage or valuable parking space. In addition to the garage, there is a designated parking space to the front, ensuring parking is always available for residents or visitors.

The coach house is set within a well-maintained residential area, with access to local amenities, green spaces, and transport links within easy reach. This combination of private parking and a secure garage makes the property particularly appealing to those seeking convenience and peace of mind. Whether you are a first-time buyer or looking to downsize, this coach house offers a rare opportunity to acquire a modern, well-presented home in a sought-after location.





Lounge / Diner

17' 1" x 10' 3" (5.21m x 3.12m)

Kitchen

13' 7" x 5' 9" (4.15m x 1.74m)

Bedroom One

11' 9" x 9' 8" (3.59m x 2.95m)

Bedroom Two

10' 9" x 7' 5" (3.27m x 2.27m)

Bathroom

6' 5" x 5' 5" (1.95m x 1.64m)

En-Suite

7' 7" x 4' 2" (2.30m x 1.27m)

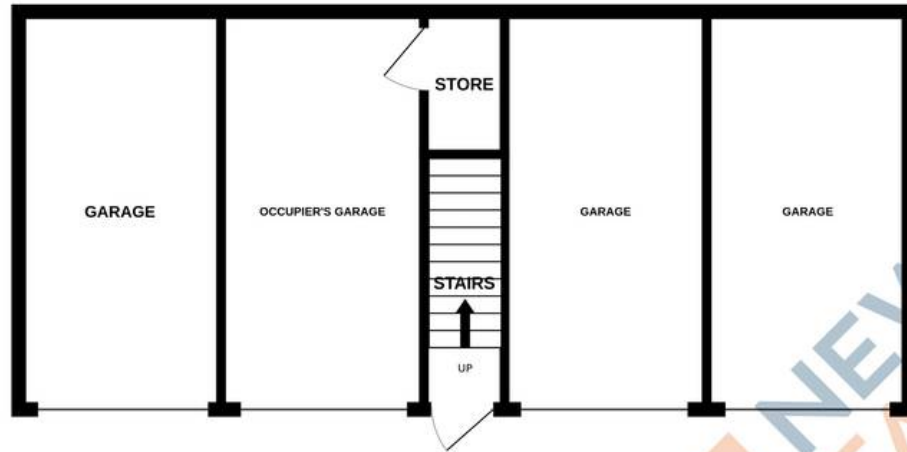
Council Tax band: B

Tenure: Non-Traditional Tenure

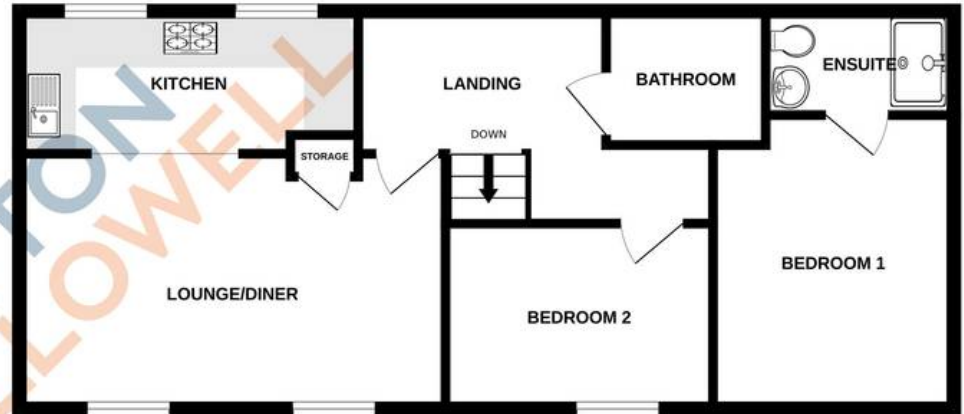
EPC Energy Efficiency Rating: B



GARAGE
571 sq.ft. (53.0 sq.m.) approx.



FIRST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



GRETTON STREET, BARLEYTHORPE - LE15 7UU

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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