



15 Blackwater Road, Barleythorpe

In Excess of £300,000

 **NEWTON FALLOWELL**

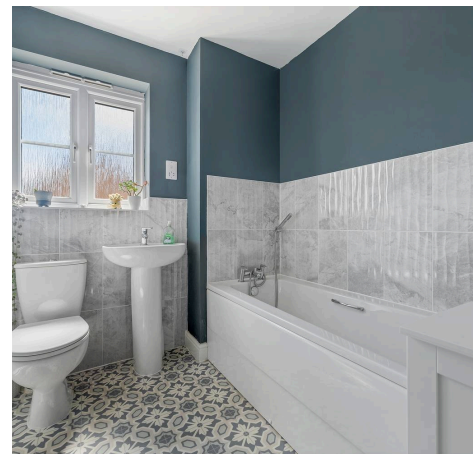
15 Blackwater Road

Barleythorpe, Oakham

This beautifully presented three bedroom detached home is situated in the popular and highly sought-after area of Barleythorpe, offering modern living in a convenient location.

This modern home offers stylish and spacious living throughout, featuring a bright and generously proportioned living room that provides the perfect space for relaxing and entertaining. To the rear, the impressive open-plan kitchen/diner is designed for contemporary family living, offering ample dining space, integrated appliances and direct access to the rear garden, creating a seamless indoor-outdoor lifestyle. The ground floor is further complemented by a convenient downstairs WC, adding practicality to this well-designed home. Upstairs, the master bedroom benefits from a stylish en-suite shower room, while the two further bedrooms offer flexible space, suitable for family living or home working. The décor throughout is finished to an exceptional standard, with thoughtful touches and quality fittings that create a warm and inviting atmosphere. Ample storage is provided, including a single garage, which is perfect for additional parking, hobbies, or additional storage needs.

Externally, the property enjoys an enclosed rear garden that provides a high degree of privacy, ideal for children or pets to play safely. The garden is mainly laid to lawn, complemented by a patio area that is perfect for outdoor dining or relaxing in the warmer months. At the front, the property benefits from a neat garden and a private driveway with off-road parking for multiple vehicles. This home is perfectly suited for families or professionals seeking a stylish and practical home with excellent outdoor space, all within easy reach of local amenities, schools, and transport links.





Living Room

18' 6" x 12' 3" (5.65m x 3.73m)

Kitchen / Dining Room

18' 6" x 10' 2" (5.65m x 3.09m)

Ground Floor WC

6' 5" x 3' 5" (1.95m x 1.05m)

Bedroom One

12' 2" x 10' 4" (3.70m x 3.15m)

Bedroom Two

12' 2" x 10' 2" (3.70m x 3.09m)

Bedroom Three

8' 2" x 7' 7" (2.48m x 2.30m)

Bathroom

7' 2" x 6' 5" (2.19m x 1.95m)

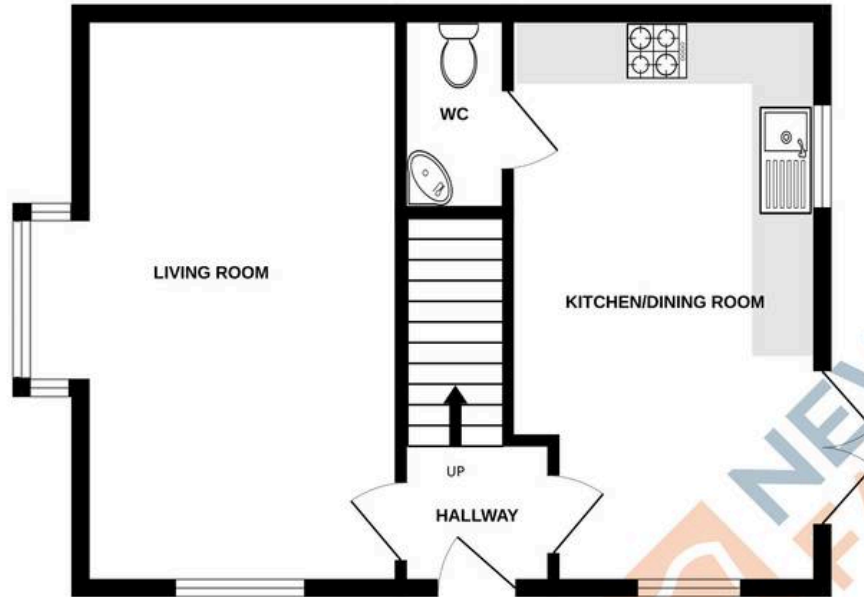
Council Tax band: D

Tenure: Freehold

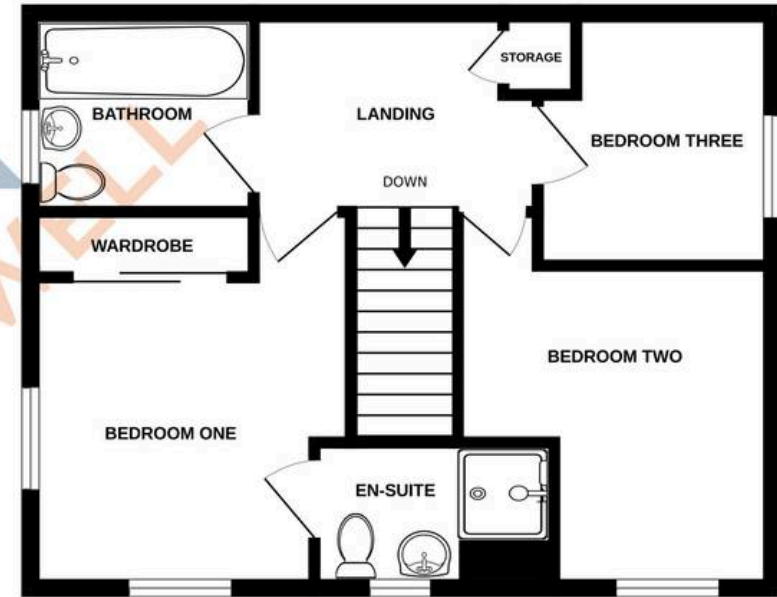
EPC Energy Efficiency Rating: B



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



BARLEYTHORPE, OAKHAM, LE15 7WF

TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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