



13 Mistley Close, Barleythorpe

In Excess of £300,000

 **NEWTON FALLOWELL**

13 Mistley Close

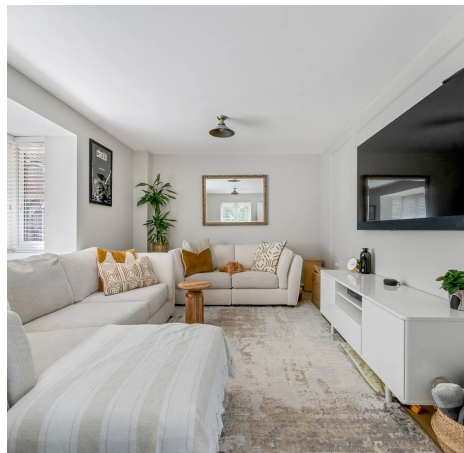
Barleythorpe, Oakham

This immaculately presented three bedroom semi-detached house is situated in a private location within the popular community of Barleythorpe. The property offers an ideal layout for small families, with a spacious open-plan ground floor that provides generous living and dining areas.

The modern kitchen is thoughtfully designed with contemporary fittings and ample storage, flowing seamlessly into the main living space, making it perfect for both every-day living and entertaining. The master bedroom benefits from a stylish en-suite shower room, while the two additional bedrooms offer versatile options for children, guests or a dedicated home office. Each room is finished to a high standard, creating a welcoming and comfortable environment throughout the home. Direct access from the kitchen to the garden enhances the sense of space and is ideal for al-fresco dining or gatherings with friends and family.

The property enjoys a well-maintained rear garden, offering a private and secure outdoor space for relaxation, play or entertaining. The garden is accessible directly from the house, making it easy to enjoy outdoor meals or unwind in the fresh air. To the side of the property, you will find a single detached garage, providing secure storage or parking, along with additional parking spaces conveniently located in front of the garage (ideal for multiple vehicles or visiting guests).

The low-maintenance garden allows for easy upkeep, while mature borders and fencing ensure privacy. Set within a quiet residential area, the property combines the benefits of peaceful surroundings with easy access to local amenities, schools and transport links. This is a fantastic opportunity to acquire a modern family home with excellent outside space and practical features, all within a sought-after community setting.





Living Room

18' 6" x 10' 4" (5.64m x 3.15m)

Kitchen / Dining Room

18' 6" x 11' 9" (5.64m x 3.58m)

Bedroom One

11' 9" x 10' 6" (3.57m x 3.20m)

En-Suite

7' 8" x 4' 8" (2.33m x 1.43m)

Bedroom Two

11' 9" x 10' 2" (3.59m x 3.09m)

Bedroom Three

8' 2" x 8' 0" (2.49m x 2.43m)

Bathroom

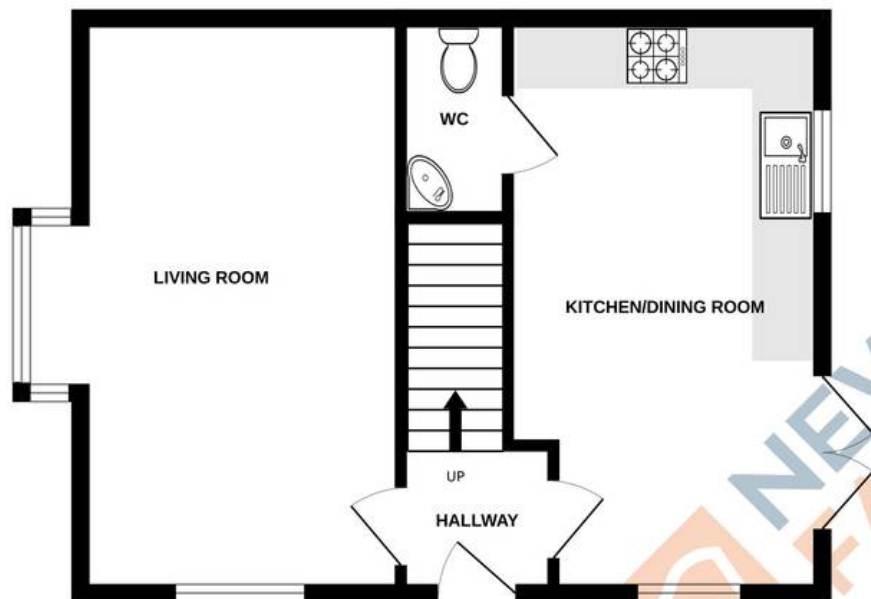
7' 2" x 6' 5" (2.19m x 1.95m)

Council Tax band: C

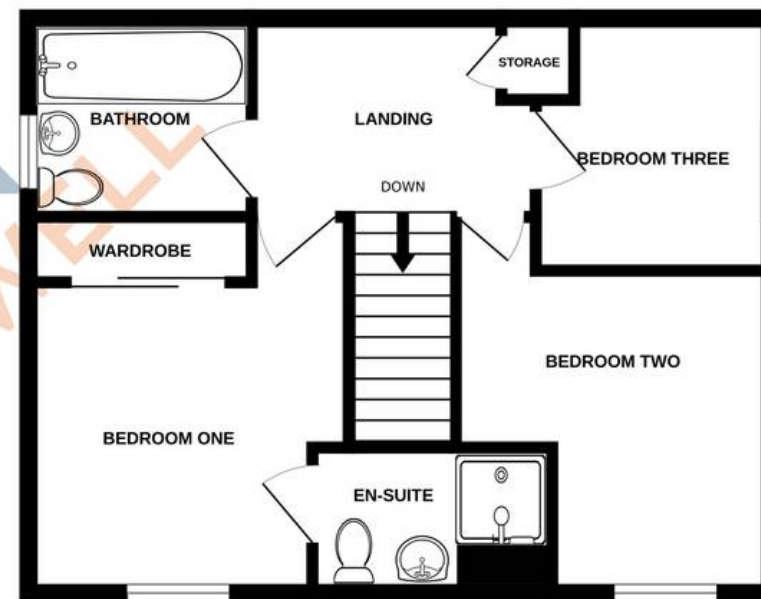
EPC Energy Efficiency Rating: B



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



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



MISTLEY CLOSE, BARLEYTHORPE, OAKHAM, LE15 7WH

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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