



17 Gretton Street, Barleythorpe, Oakham, LE15 7UU

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Detached Family Home
- Four Generous Bedrooms
- En-Suite To Master & Family Bathroom
- Open Plan Kitchen / Diner & Downstairs WC
- Large Living Room & Ground Floor Office
- Single Detached Garage
- Low Maintenance Family Garden
- Quiet Location In Popular Area
- EPC Rating B
- Freehold

Guide Price: £450,000 - £465,000





Set in a quiet corner of the popular Barleythorpe development, this beautifully presented four-bedroom detached family home is finished in charming Cotswold-style village stone and offers spacious, well-planned accommodation throughout. Combining attractive kerb appeal with practicality, the property is ideal for growing families or those seeking a quiet, well-connected setting.

Upon entry, guests are welcomed into a bright and inviting hallway that leads through to a generous dual-aspect living room—perfect for relaxed evenings and entertaining. A separate study provides an excellent space for home working or a quiet retreat. To the rear, the superb open-plan kitchen/dining room forms the heart of the home, boasting contemporary units and ample space for dining and family gatherings. This leads conveniently into a utility room and a ground floor WC.

The first floor continues to impress, offering four well-proportioned bedrooms. The master bedroom features built-in wardrobes and a stylish en-suite shower room. Three further bedrooms are served by a modern family bathroom and benefit from additional storage off the landing.

Outside, the property enjoys a low-maintenance rear garden, ideal for al fresco dining and minimal upkeep. A single detached garage and off-street parking for multiple vehicles complete the offering.

Positioned within easy reach of Oakham's town centre, schools, shops, and train station, this home offers an excellent balance of lifestyle, location, and comfort. A viewing is highly recommended to fully appreciate all that this fantastic home has to offer.





Room Measurements

Entrance Hall 3.42m x 3.21m (11'2" x 10'6")

Living Room 5.76m x 3.54m (18'11" x 11'7")

Study 3.28m x 2.27m (10'10" x 7'5")

Kitchen/Diner 5.46m x 3.28m (17'11" x 10'10")



Family Room 3.42m x 2.55m (11'2" x 8'5")

Utility Room 2.06m x 1.85m (6'10" x 6'1")

WC 1.85m x 1.21m (6'1" x 4'0")

Bedroom One 5.07m x 3.28m (16'7" x 10'10")

Ensuite 2m x 1.52m (6'7" x 5'0")

Bedroom Two 3.74m x 3.43m (12'4" x 11'4")

Bedroom Three 3.07m x 2.99m (10'1" x 9'10")

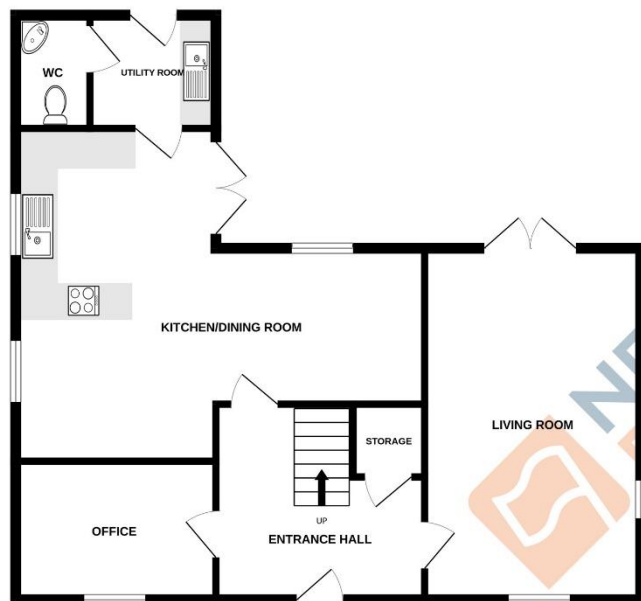
Bedroom Four 3.43m x 2.02m (11'4" x 6'7")

Bathroom 3.74m x 2.65m (12'4" x 8'8")

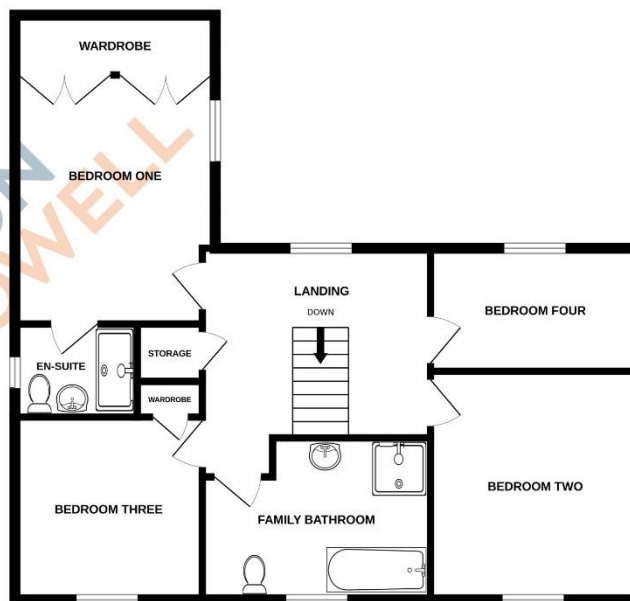




GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.