



Offers Over £345,000 | Freehold

Racecourse Road, Barleythorpe LE15 7TF







## Key Features & Description

- Three Bedrooms Detached
- Benefit of Solar Panels
- En- suite to Bedroom One
- Dining Kitchen
- Immaculately Presented
- Single Garage and Driveway
- EPC Rating C | Council Tax Band C
- Service Charge £180 PA

A well-presented and thoughtfully designed three-bedroom detached home, with the benefit of solar panels, in attractive stone and located in a highly sought-after area within easy reach of Oakham town centre, the train station, and well-regarded local schools.

The property offers light and spacious accommodation throughout, including a dual aspect living room and a modern dining kitchen fitted with integrated appliances.

The principal bedroom benefits from its own en suite, alongside a second double bedroom, a comfortable single bedroom, and a contemporary family bathroom.

Outside, the property enjoys a lovely garden with a good degree of privacy - ideal for relaxing or entertaining. A single garage and driveway parking complete this appealing home, offering a great opportunity for families, professionals or those looking to downsize in a desirable Rutland setting.

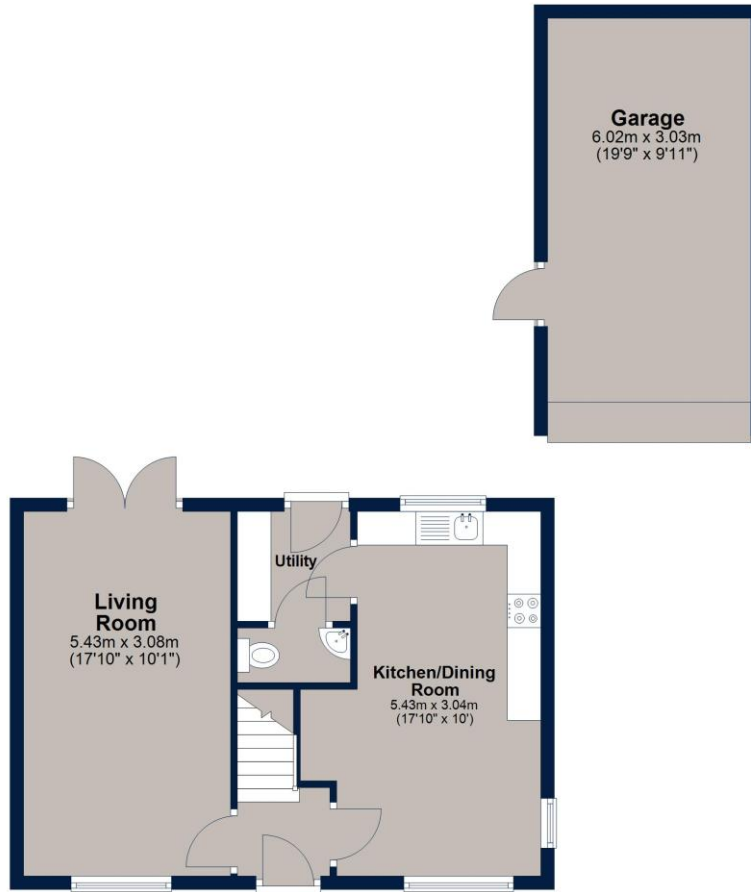






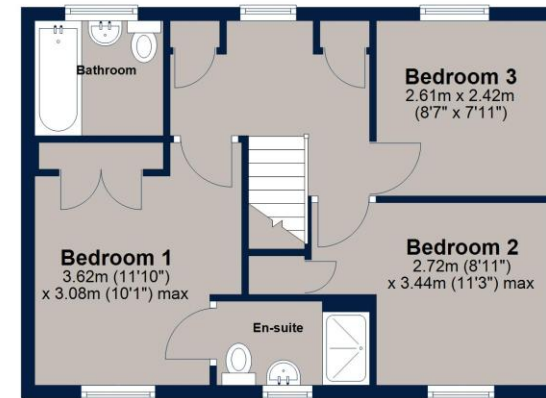
## Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 101.2 sq. metres (1088.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



**Osprey Oakham Sales**  
4 Burley Road, Oakham, Rutland LE15 6DH  
**T: 01572 756675 |**  
**osprey-property.co.uk**