



Holbrook Way, Barleythorpe
OIRO £250,000



This modern semi-detached modern home is situated in a peaceful cul de sac in Barlethorpe, and just a short walk to Oakham town centre.

On entering the property and walk through the hallway, you will discover that the layout of this house is quite unique with two double bedrooms, a single bedroom / study and bathroom located on the ground floor.

To the first floor you will find the open plan kitchen / dining living area, which is light and spacious. In addition, there are two Juliet balconies and French doors that lead to a raised balcony area for alfresco dining.

The modern kitchen has ample wall and base units, worktop space, and integrated appliances. This is a very versatile living area which is ideal for every social occasion. Also on the first floor, is a utility room.

There is a small, secluded garden at the rear of the property with a carport and driveway to the side.

This property is available with NO forward Chain.

TENURE: Freehold

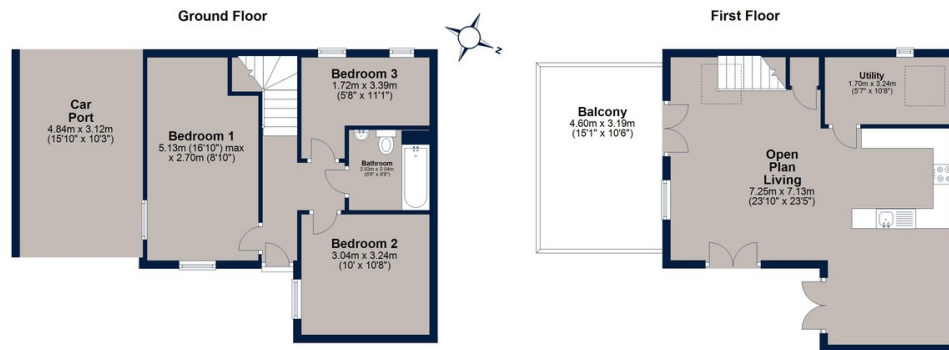
COUNCIL TAX:

EPC: B





Holbrook Way, Barleythorpe



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
 Plan produced using PlanUp.



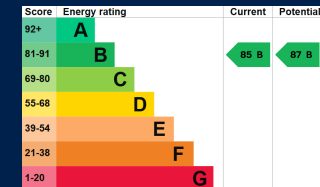
Osprey Oakham
 4 Burley Road
 Oakham
 Rutland LE15 6DH
 01572 756675
 oakham@osprey-property.co.uk

Osprey Stamford
 7 Red Lion Street
 Stamford
 Lincolnshire, PE9 1PA
 01780 769269
 stamford@osprey-property.co.uk

Osprey Oundle
 6 Crown Court
 Market Place
 Oundle, PE8 4BQ
 01832 272225
 oundle@osprey-property.co.uk

Osprey Melton
 8 Burton Road
 Melton
 Leicestershire, LE13 1AE
 01664 778170
 melton@osprey-property.co.uk

Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements