



Holbrook Way, Barleythorpe  
OIRO £235,000



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

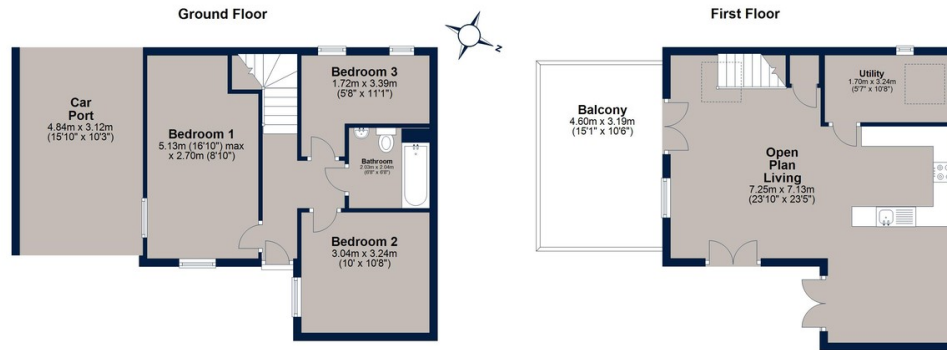
All Mains Connected

AGENT NOTE: Annual charge to Oakham Heights Residents Management Company for the maintenance.





# 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.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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