



Hetterley Drive, Barleythorpe
Offers Over £300,000



Located within the popular Farriers Reach development on the north westerly fringes of Oakham, this modern town house offers spacious dimensions for all the family. Approx 600m walk for the Ofsted rated 'Outstanding' Catmose College and Campus, as well as being within a fifteen-minute walk of the town centre amenities and railway station.

Externally the property offers parking to the front, which is set back from the road, and offers access to the integral garage. To the rear there is a fully enclosed private garden.

This modern town house offers space and privacy for all the family. The accommodation is divided over three floors, from which the ground floor offers an airy and spacious entrance hall to include the downstairs WC and a door to the garage.

The hallway leads to the kitchen / diner with views and door to the garden. Stairs rise from the hallway to the first floor where bedroom two, which benefits from an en-suite and the sizeable living room are located and benefits from a Juliette balcony. Stairs rise from the first-floor landing to the second floor to which a further three bedrooms and family bathroom are located.

Outside to the rear is a fully enclosed garden, and to the front is a drive which leads to the integral garage.

Tenure: Freehold

EPC Rating: B

Council Tax Band: C

Management Charge: Please ask agent for more details (Subject to change)





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Total area: approx. 141.4 sq. metres (1521.5 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 buses 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 | 88 B | 89 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