



Asking Price £220,000 | Freehold

Tollesbury Avenue, Barleythorpe LE15 7WE





## Key Features & Description

- Modern Terrace Home
- Two Bedrooms
- Beautifully Presented Throughout
- Utility Room
- Downstairs W/C
- Dining Kitchen
- Landscaped Garden
- Allocated Parking
- EPC Rating B | Council Tax Band B
- Service Charge Apply

A beautifully presented two-bedroom modern terraced home, immaculately maintained throughout. With the added benefit of solar panels.

The accommodation comprises a welcoming entrance hall, a stylish living room, and a practical utility room with WC. To the rear is a contemporary fitted dining kitchen featuring integrated dishwasher and fridge freezer, with French doors opening onto the garden, creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms served by a modern family bathroom.

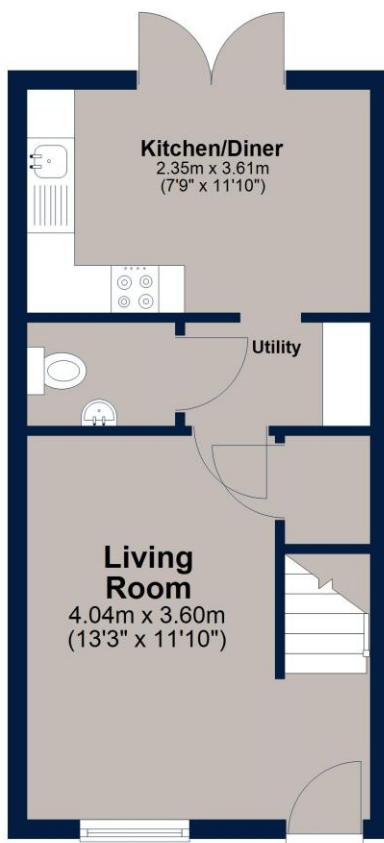
Externally, the property benefits from a landscaped rear garden with patio area and lawn, along with allocated parking. Ideally located with easy access to Oakham town centre, well-regarded schools, and the train station, this home is perfectly suited to professionals, couples, or small families.





## Ground Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



## First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



**Total area: approx. 55.2 sq. metres (594.2 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

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