



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.

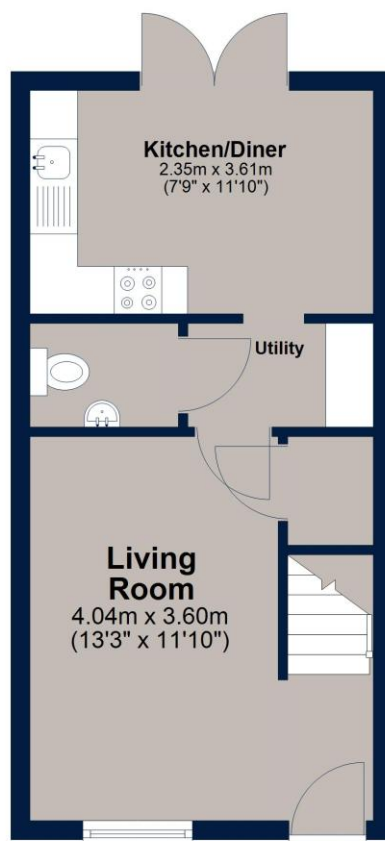
Externally, the property benefits from a landscaped rear garden with patio area and lawn, along with allocated parking. Ideally located with easy access to Oakham town centre, well-regarded schools, and the train station, this home is perfectly suited to professionals, couples, or small families.





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

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.



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