



SPREY
PROPERTY

Sandown Close, Barleythorpe
Offers In Excess Of £210,000



This turnkey property offers stylish, modern living and has been maintained to a high standard throughout.

The ground floor comprises a generous living room that flows seamlessly into a bright, open-plan kitchen and dining area. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A convenient downstairs WC and a separate utility room complete the ground floor accommodation.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage, and a contemporary family bathroom finished to a high specification.

Ideally located with excellent access to local schools, surrounding towns, and scenic green spaces, this property offers the perfect balance of comfort, convenience, and lifestyle.

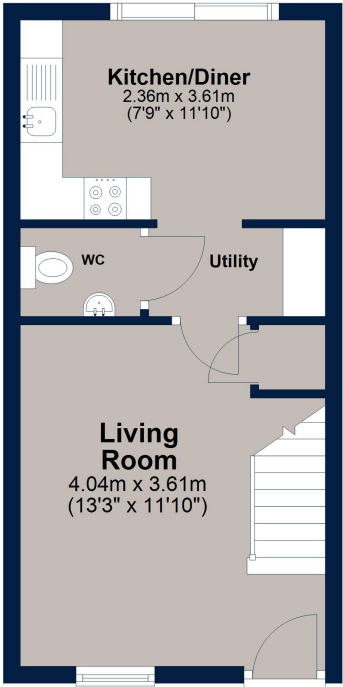
Tenure: Freehold
All Mains Services Are Connected
Council Tax: Band B
EPC: TBC
Management Fee Applies





Sandown Close, Barleythorpe

Ground Floor
Approx. 27.6 sq. metres (297.1 sq. feet)



First Floor
Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)



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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.

EPC TBC



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