



SPREY
PROPERTY

Racecourse Road, Barleythorpe
Offers Offer £345,000



A well-presented and thoughtfully designed three-bedroom detached home, with the benefit of Solar Panels, built in attractive natural stone and located in a highly sought-after area within easy reach of Oakham town centre, the train station, and well-regarded local schools.

The property offers light and spacious accommodation throughout, including a dual-aspect living room and a modern dining kitchen fitted with integrated appliances. The principal bedroom benefits from its own en suite, alongside a second double bedroom, a comfortable single bedroom, and a contemporary family bathroom.

Outside, the property enjoys a lovely garden with a good degree of privacy - ideal for relaxing or entertaining. A single garage and driveway parking complete this appealing home, offering a great opportunity for families, professionals or those looking to downsize in a desirable Rutland setting.

TENURE: Freehold

All Mains Connected

EPC: C

COUNCIL TAX: C

Management Fee (Please Ask Agent for more details)





Racecourse Road, Barleythorpe



Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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