



Brocklebank Road, Barleythorpe
Offers Over: £450,000





*** Guide Price £450,000 - £465,000*** Located just a short distance from Catmose College, the train station, and the town centre, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and convenience. The ground floor features a stunning open-plan kitchen/dining/family room, ideal for everyday living and entertaining. The stylish kitchen is well-equipped and seamlessly connects to the dining and family areas, creating a bright and social heart to the home. A separate living room with French doors opens into the conservatory, providing a tranquil space to relax and enjoy the garden views. There is also a dedicated study, perfect for remote working or quiet reading, along with a practical utility room and ground floor WC. Upstairs, the principal bedroom boasts built-in wardrobes and a modern en suite shower room. There are two further spacious double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom. Outside, the property benefits from an enclosed rear garden, mainly laid to lawn with a patio area ideal for outdoor dining. A single garage and driveway provide off-road parking. This is a fantastic opportunity to acquire a modern family home in a sought-after location, close to excellent schools and local amenities.





TENURE: Freehold
All Mains Connected
EPC: C
COUNCIL TAX: E







ENTRANCE HALL:

STUDY: 2.26m x 3.23m (7'5" x 10'7")

LIVING ROOM: 5.77m x 3.55m (18'11" x 11'8")

KITCHEN/DINING/FAMILY: 5.42m max x 6.61m max (17'9" max x 21'8" max)

UTILITY: 2.24m x 2.04m (7'4" x 6'8")

CONSERVATORY: 3.20m x 6.23m (10'6" x 20'5")

LANDING:

BEDROOM ONE: 5.16m x 3.23m (16'11" x 10'7")

EN-SUITE:

BEDROOM TWO: 3.75m x 3.47m (12'4" x 11'5")

BEDROOM THREE: 3.13m x 3.23m (10'3" x 10'7")

BEDROOM FOUR: 1.92m x 3.55m (6'4" x 11'8")

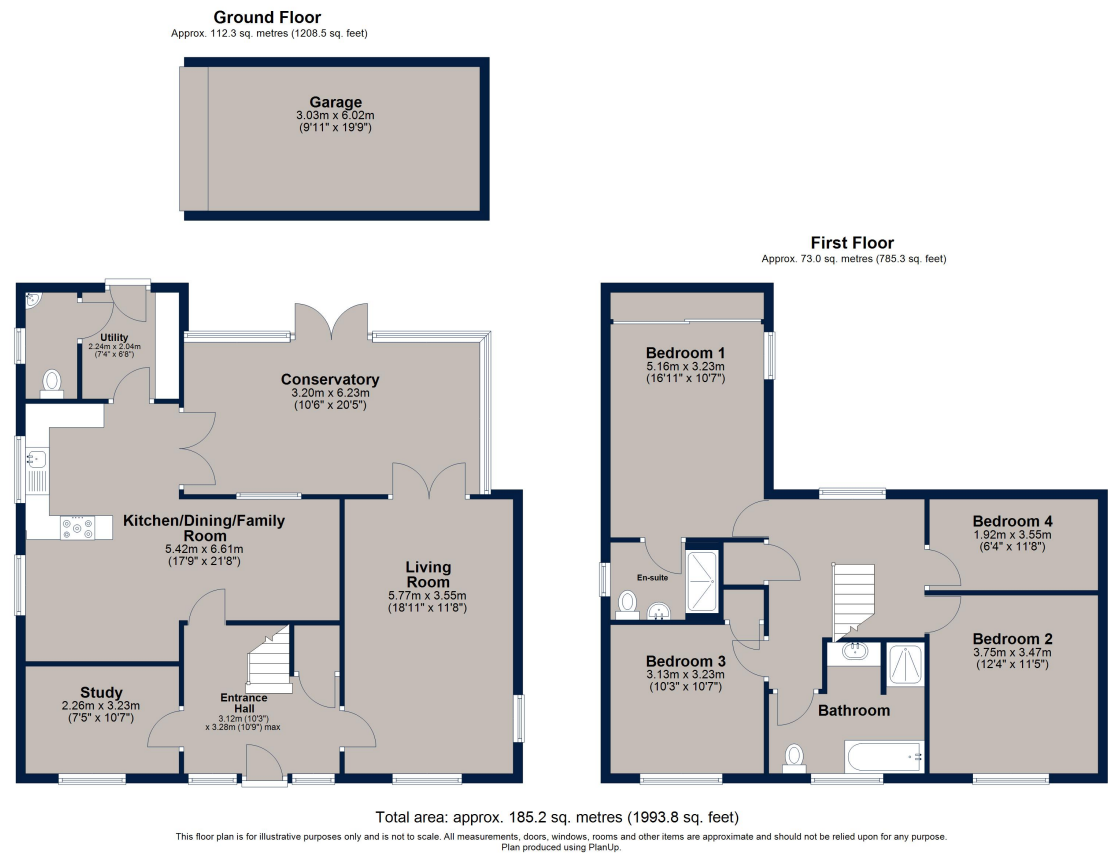
BATHROOM:

GARAGE: 3.03M X 6.02M (9'11" X 19'9")





Brocklebank Road, Barleythorpe



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TOWN LIFE 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	79 C	79 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