



SPREY  
PROPERTY

Holbrook Way, Barleythorpe  
Asking Price of £240,000



This beautifully presented three-bedroom modern terrace home offers stylish and practical living across two floors.

To the ground floor, the property features a modern dining kitchen to the front, fitted with an integral dishwasher and fridge freezer, a spacious living room to the rear with French doors opening onto the garden, a useful utility room, and a convenient ground floor W/C.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a modern family bathroom.

Outside, the property benefits from allocated parking for two vehicles and an enclosed rear garden, which is mainly laid to lawn with attractive shrub borders, a large patio area, and a summer house to the rear perfect for relaxing or entertaining.

Finished to a high standard throughout, this lovely home is ready to move into and is offered with no forward chain.

Ideal for families or professionals seeking a modern home with low-maintenance living and excellent amenities nearby.

TENURE: Freehold

All Main Connected

EPC: B

COUNCIL TAX: C

Management Fee (Please Ask Agent for more details)





# Holbrook Way, Barleythorpe



Total area: approx. 85.3 sq. metres (917.8 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.

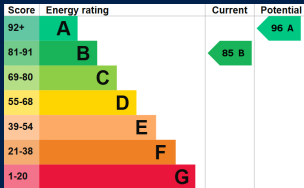
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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town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



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