



Offers in excess of £300,000 | Freehold

Goodwood Road, Barleythorpe LE15 7TE





## Key Features & Description

- Detached home
- Three Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- Master Bedroom with En-Suite
- Single Garage and Driveway
- Close to Town Centre, Train Station & Schools
- Available with No forward Chain
- EPC Rating B | Council Tax Band C
- Service Charge £195 PA |

A modern three-bedroom detached home, ideally located on the sought-after Barleythorpe estate. The property offers well-balanced accommodation throughout, featuring a bright dual-aspect living room with doors opening onto the rear garden, alongside a contemporary dining kitchen with a tiled floor and fitted with integrated dishwasher and fridge freezer, complemented by a separate utility room. The welcoming hallway also benefits from a tiled floor, and a downstairs WC completes the ground floor.

Upstairs, there are two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a lovely enclosed rear garden, perfect for relaxing or entertaining, along with a single detached garage and driveway parking. Offered to the market with no forward chain, this home presents an excellent opportunity in a highly desirable location.





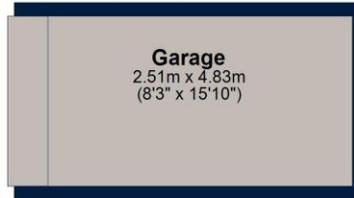
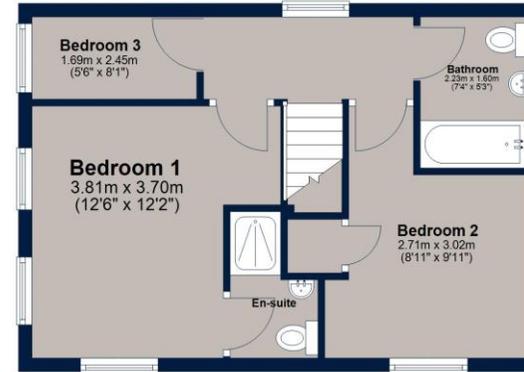
### Ground Floor

Main area: approx. 37.2 sq. metres (400.0 sq. feet)  
Plus garages: approx. 12.1 sq. metres (130.7 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Main area: Approx. 74.6 sq. metres (803.2 sq. feet)

Plus garages: approx. 12.1 sq. metres (130.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro  
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#### 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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