



Offers Over £275,000 | Freehold

Stud Road, Barleythorpe, Oakham, LE15 7GD





Key Features & Description

- Guide Price £275,000 - £300,000
- Three Bedrooms
- End of Terrace
- Overlooks Green Area
- Close Catmose College
- En-Suite to Principle Bedroom
- Dining Kitchen
- Walled Garden
- EPC Rating B | Council Tax Band D

Situated in a desirable position close to Catmose Cottage, this attractive stone-fronted three-bedroom end-of-terrace property enjoys pleasant views over a green area to the front.

The accommodation comprises an entrance hall, a spacious dual-aspect living room featuring a bay window, and a well-appointed dining kitchen with French doors opening onto the rear garden and a useful storage cupboard. A convenient ground-floor WC completes the downstairs layout.

To the first floor, a generous landing with a useful storage cupboard provides access to two double bedrooms and a good-sized single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a shower over the bath.

Outside, the enclosed walled rear garden is mainly laid to lawn and includes gated rear access leading to the parking area and garage.

This home offers spacious accommodation, attractive surroundings, and excellent practicality, making it an ideal choice for families and professionals alike.

AGENTS NOTE:

Residents Management Company - The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the is payable per annum and is reviewable on an annual basis. Contact Osprey Property for further information.



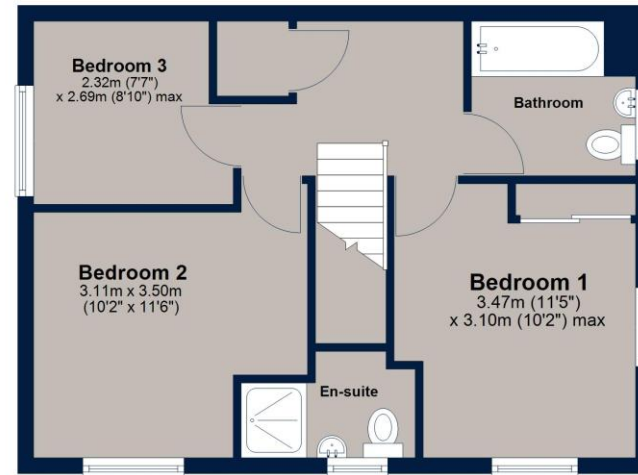
Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 85.1 sq. metres (916.2 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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