



 SPREY  
PROPERTY

 SPREY  
PROPERTY

Farrer Way, Barleythorpe  
Asking Price Of: £205,000



Situated in the heart of Barleythorpe, which is within only a short walk from Oakham's popular market town centre and the train station is this well-maintained two-bedroom coach house. Being sold with two garages, one with electric and under stairs cupboard plus parking for four vehicles. The property offers an open-plan kitchen/living/dining room, two good sized bedrooms, a three-piece bathroom, and a en-suite shower room.

As you approach the property the front door leads you into the entrance hall with an area for coats and shoes. Stairs rising to the spacious first-floor landing area you have access to all the accommodation. The living/dining room is a good size with two uPVC windows overlooking the front, the kitchen is open plan to the living area but also has a separate feel due to its arched opening. The kitchen is fitted with a range of built-in appliances including a dishwasher, fridge freezer, single oven and gas hob. The two double bedrooms offer ample room for double beds whilst the main bedroom boasts a three-piece en-suite shower room. A three-piece separate bathroom completes the property internally.

Externally you will find two separate garages and allocated off-road to the front of the property. This would make a fantastic starter home, so to avoid missing out an internal viewing is essential at your earliest opportunity.

Freehold

All Mains Connected

EPC:B

Council Tax: B



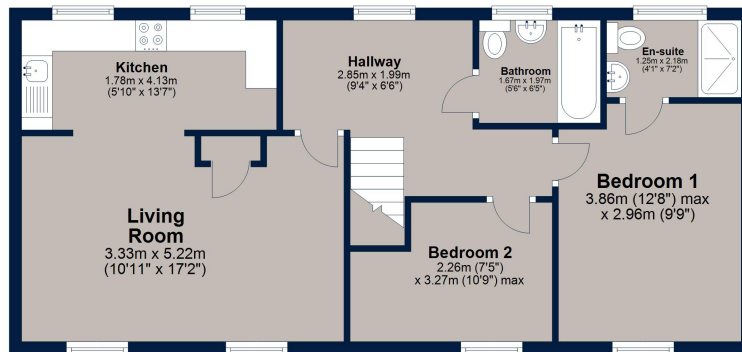


# Farrer Way, Barleythorpe, Oakham

## Ground Floor



## First Floor



Total area: approx. 63.6 sq. metres (684.3 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 Plan produced using PlanUp.



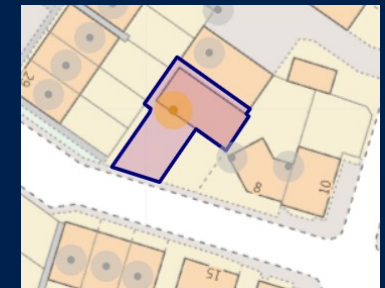
Osprey Oakham  
4 Burley Road  
Oakham  
Rutland LE15 6DH  
01572 756675  
oakham@osprey-property.co.uk

Osprey Stamford  
7 Red Lion Street  
Stamford  
Lincolnshire, PE9 1PA  
01780 769269  
stamford@osprey-property.co.uk

Osprey Oundle  
6 Crown Court  
Market Place  
Oundle, PE8 4BQ  
01832 272225  
oundle@osprey-property.co.uk

Osprey Melton  
8 Burton Road  
Melton  
Leicestershire, LE13 1AE  
01664 778170  
melton@osprey-property.co.uk

Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family days out.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	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