



Bridle Close, Barleythorpe
Offers Over: £255,000



Impeccably presented home, which was personally designed for the owner at the time of build. Creating generous living space throughout. Set on a private drive and benefits from two reception rooms, two double bedrooms, a courtyard garden, parking for two cars and bonus of solar panels. The property is accessed by the entrance hall which opens up to a small lobby area between dining room and kitchen. The Dining room has a window to front aspect and tiled floor, which carries on through to the Modern kitchen with a range of eye and base level fitted units and integral appliances including hob, cooker hood and oven, built in fridge, freezer, washer/dryer, and dishwasher. The spacious sitting room benefits from double-glazed sliding patio doors leading to the Southeast facing paved patio area. A downstairs cloakroom with space for coats and shoes completes the first floor. To the first floor landing there is a large double cupboard for storage, and access to, two good-sized double bedrooms and a lovely spacious shower room. Externally is a Southeast facing paved area immediately to the front of the property which is gated and enclosed by a short wall, making an ideal sun trap. The benefit of an EV charger. You also benefit from two allocated parking spaces adjacent to the garden.

FREEHOLD:
EPC: B
COUNCIL TAX: B
MANAGEMENT FEE: TBC
MAINS: Gas, Electric and Water





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Total area: approx. 70.3 sq. metres (756.9 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.



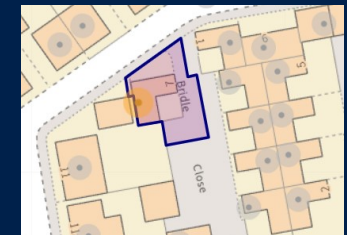
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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the 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	86 B	87 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