



Stud Road, Barleythorpe
Oakham, Rutland, LE15 7GD

NEWTONFALLOWELL 

**Stud Road, Barleythorpe
Oakham, Rutland, LE15 7GD
Guide Price £170,000 Freehold**

**** GUIDE PRICE £170,000 - £180,000 ** DETACHED FREEHOLD COACH HOUSE WITH PRIVATE GARDEN ****

Presented in an immaculate condition, this delightful two bedroom detached coach house is offered to the market by motivated sellers and offers a private rear garden, single garage and allocated parking space. Creating a fantastic first home, lock-up and leave or investment opportunity, this light and airy coach house offers two double bedrooms, open plan living and kitchen area and an ensuite leading from the master bedroom. Positioned only a short distance from Oakham's delightful town centre and train station, this ideally located property should be viewed at the earliest opportunity.

As you approach the property from the front, a private entrance door leads you into the entrance hallway with stairs leading to the first floor landing. From here you have the main living area, filled with natural light and open plan, with a slightly recessed Kitchen area. The kitchen is fully fitted with a range of Bosch appliances and has plenty of storage space. Both bedrooms are described as double bedrooms with the master bedroom featuring an en-suite shower room. The family bathroom completes the property internally.

This delightful coach house uniquely features a private garden, ideal for enjoying the sun and some homegrown vegetables. The property also comes with a single garage and one allocated parking space in front of the property.



Entrance Hall and Stairs to First Floor

First Floor Landing

Living & Dining Room

17'2 x 13'3 (5.23m x 4.04m)

Kitchen Area

13'6 x 5'8 (4.11m x 1.73m)

Master Bedroom

12'8 x 9'8 (3.86m x 2.95m)

En-Suite Shower Room

7'1 x 3'11 (2.16m x 1.19m)

Bedroom Two

10'8 x 7'4 (3.25m x 2.24m)

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Outside

Externally you will find an allocated single garage, as well as off-street parking. There is a rear courtyard garden which has a paved pathway and gravel borders, which is enclosed by timber fencing.

Single Garage

17'2 x 8'1 (5.23m x 2.46m)



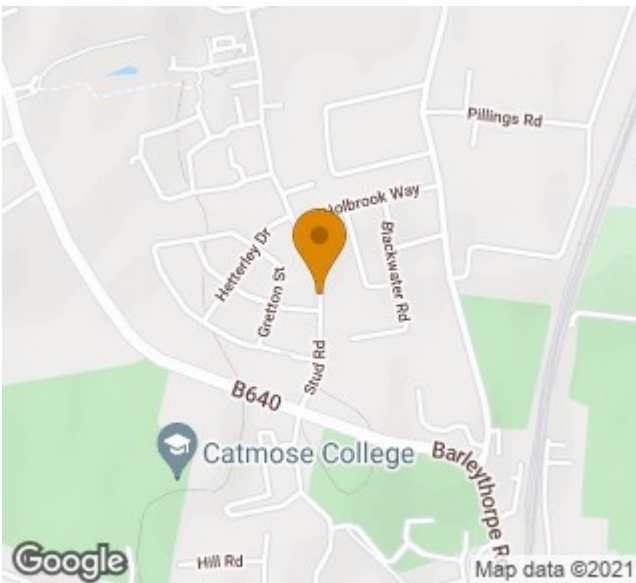
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

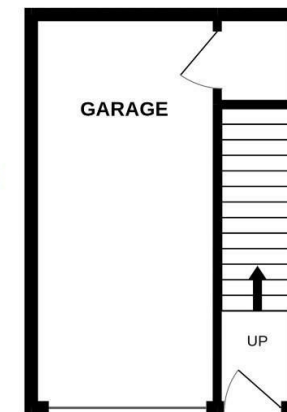
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



**NEWTON
FALLOWELL**

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk