



GRETTON STREET
BARLEYTHORPE, RUTLAND

JAMES
SELICKS

Gretton Street

Barleythorpe
Oakham
Rutland
LE15 7UU

AN IMMACULATELY PRESENTED, FOUR-BEDROOM, DETACHED HOUSE WITH OFF-ROAD PARKING, AN OPEN VIEW TO THE FRONT OVER GREEN SPACE AND WITHIN EASY WALKING DISTANCE OF OAKHAM TOWN CENTRE.

Entrance Hall | Kitchen Breakfast Room | Lounge
Diner | Utility Room & Downstairs WC | Master
Bedroom with En-Suite | Three Further Bedrooms |
Family Bathroom | Private Rear Garden | Off-Road
Parking | Single Garage/Playroom | EPC - B

ACCOMMODATION

Enter the property into a light and welcoming entrance hall with stairs rising to the first floor, a useful understairs storage cupboard and doors to the ground floor accommodation.

There is a large L-shaped lounge diner that spans the depth of the property with the dining space sitting to the front overlooking the green space beyond and the sitting room to the rear with French doors opening out to the garden and entertaining space.

The kitchen diner has a comprehensive range of contemporary floor standing and wall mounted units, an integrated four ring gas hob with extractor over, an eye level electric oven, an integrated fridge, freezer and dishwasher, stainless steel sink with mixer tap and a door into the utility room.

The utility room provides further space and plumbing for white goods and houses the gas-fired central heating boiler. There is a door out to the garden and a door to the downstairs WC with pedestal wash hand basin and low flush lavatory.

To the first floor there are four generous sized bedrooms, the master sitting to the front with built in cupboards and

an en-suite shower room comprising a pedestal wash hand basin, low flush WC, shower cubicle and heated towel rail.

Bedroom two also sits to the front of the property and is a good-sized double, bedroom three and four sit to the rear overlooking the garden, bedroom three being a smaller double and bedroom four a single.

These three bedrooms are served by a family bathroom with a pedestal wash hand basin, a panelled bath with shower over, low flush lavatory and a heated towel rail.

On the landing there is a linen cupboard providing additional storage and access to the loft via loft hatch.

OUTSIDE

To the outside, the property is accessed via a private road which is only to be used by this property and next door, there is ample off-road parking for at least three cars on the driveway. There is a generous sized single garage that has been converted into an additional room currently used as a play room and retains its use as a garage. There is a side gate to the rear garden which is predominantly laid to lawn with slabbed paving just off the kitchen and sitting room and fencing on all sides providing a good degree of security and privacy. The rear of the property also houses a side shed. This well-presented four-bedroom home is well located within easy walking distance of Oakham town centre and offers a generous amount of living space.

LOCATION

Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station. The area provides excellent schooling, both state and public with Catmose College and Harrington sixth form both having received outstanding Ofsted reports and sitting only a couple of minutes' walk from this property.

DIRECTIONAL NOTE

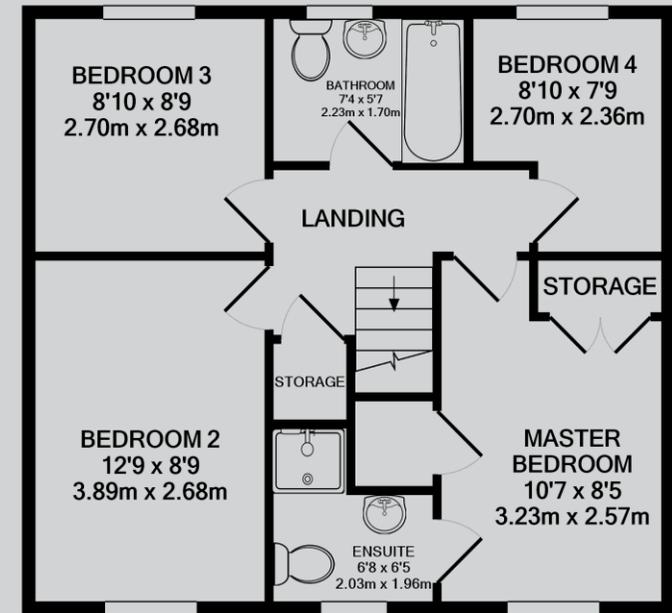
You will enter the village of Barleythorpe from Oakham on the Main Road. Proceed along the Main Road until reaching the first roundabout. Take the third exit onto Stud Road, a left onto Farrer Way and then your first left onto Gretton Street. Follow Gretton Street round and you will find the property on your right.

SERVICES & COUNCIL TAX

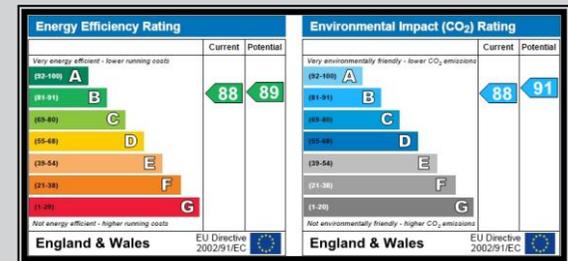
The property is offered to the market with all mains services and gas-fired central heating. Council Tax Band D.







Gretton Street, Barleythorpe, Oakham, Rutland LE15 7UU
House Total Approx Gross Internal Floor Area = 1203 sq. ft / 112 sq. m
Measurements are approximate, not to scale, illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.