

STUD ROAD

BARLEYTHORPE, RUTLAND



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SELICKS

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4 Stud Road

Barleythorpe
Oakham
Rutland
LE15 7GD

ORIGINALLY BUILT IN 1890 THIS TWO-BEDROOM, RED-BRICK BUNGALOW SITS IN A CONVENIENT LOCATION CLOSE TO AMENITIES WITH OFF-ROAD PARKING AND A SUNNY WEST-FACING GARDEN.

Breakfast Kitchen • Living/Dining Room • Two Bedrooms • Bathroom • Hard-Landscaped Garden • Workshop • Off-Road Parking • Walking Distance of Amenities • EER - C

ACCOMMODATION

Enter the property into the entrance hall with doors providing access to the property's accommodation. To left is the living accommodation, to the right and straight ahead is the bedroom and bathroom accommodation.

The living dining room sits to the front of the property with ample space for seating and a small dining table. The room then flows into the breakfast kitchen that has a good range of floor-standing and wall-mounted units. There are a variety of integrated appliances to include a fridge, freezer, single oven, gas hob and a dishwasher. A set of French doors open from the breakfast kitchen into the garden.

The master bedroom for the property sits to the rear overlooking the garden and offering a built-in wardrobe. Bedroom two is a good-

sized single bedroom and sits to the front of the property. Both bedrooms are served by the spacious bathroom comprising a bath, separate shower cubicle, wash hand basin, low flush lavatory and heated towel rail.

OUTSIDE

A block-paved driveway provides off-road parking for two vehicles and access to the rear garden through a wooden hand gate. The rear garden is hard-landscaped with a west-facing orientation taking advantage of the sun for much of the day. There is also a useful brick studio/workshop in the garden with lighting and heating, a versatile space that could be utilised in a variety of ways.

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.

DIRECTIONAL NOTE

Leave Oakham on Barleythorpe Road and follow this road taking a right onto Lands End Way when you reach the bend. Continue on this road and take a left onto Maresfield Road and then another left onto Stud Road. You will find number four on your right-hand side.

SERVICES & COUNCIL TAX

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

Council Tax Band C.

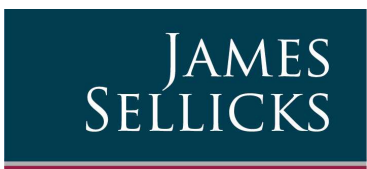
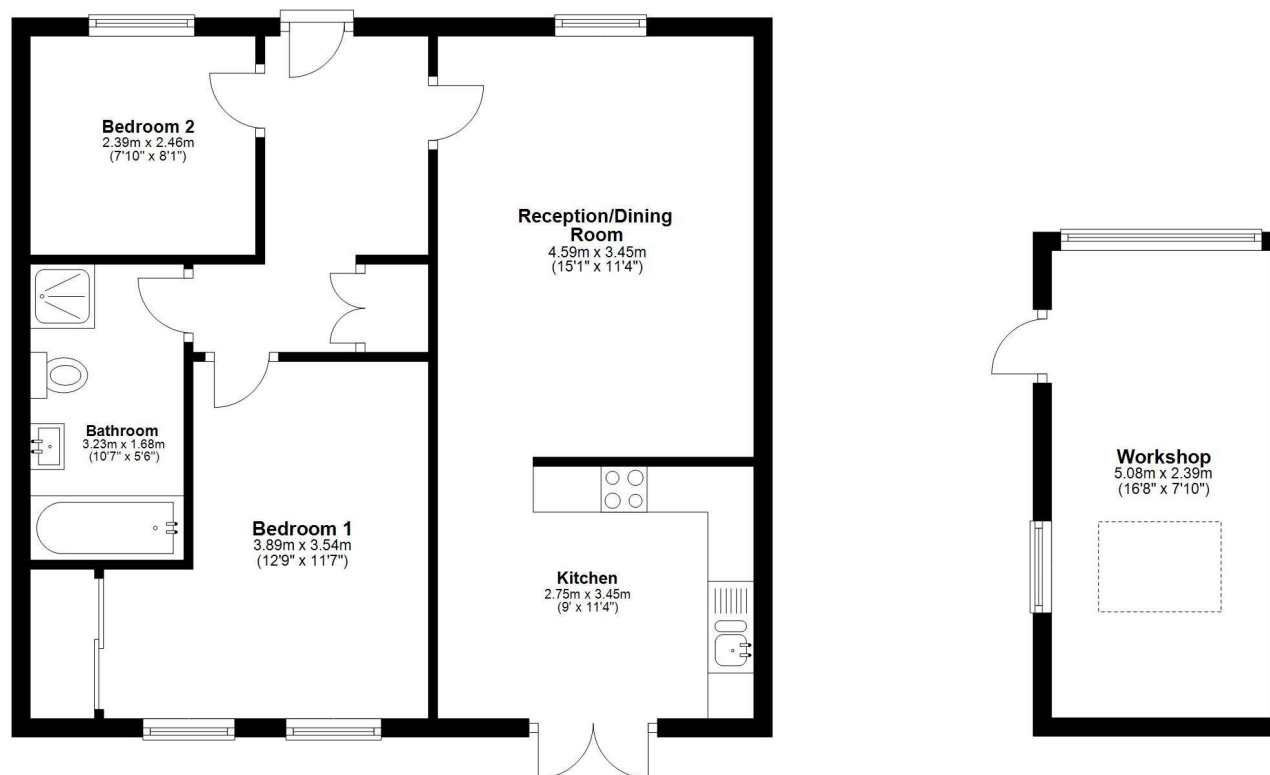




4 Stud Road, Barleythorpe, Oakham, Rutland LE15 7GD
 House Total Approx Gross Internal Floor Area = **631.5 ft² / 58.7 m²**
 Measurements are approximate, not to scale, illustrative purposes only.

Ground Floor

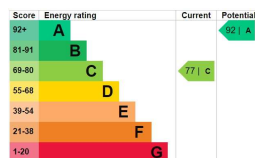
Main area: approx. 58.7 sq. metres (631.5 sq. feet)
 Plus outbuildings, approx. 12.1 sq. metres (130.7 sq. feet)



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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.

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