

GRETTON STREET

BARLEYTHORPE, RUTLAND



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12 Gretton Street

Barleythorpe
Oakham
Rutland
LE15 7UU

A WELL-PRESENTED, THREE-BEDROOM, DETACHED HOME WITH A SOUTH-WEST FACING GARDEN, OFF-ROAD PARKING & GARAGING, SITTING WITHIN EASY WALKING DISTANCE OF OAKHAM TOWN CENTRE.

Dining Kitchen • Living Room • Downstairs WC • Master Bedroom with En-suite • Two Further Bedrooms • Family Bathroom • Private Rear Garden • Single Garage & Off-Road Parking • Walking Distance To Town Centre • EPC - B

ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and doors to the ground floor accommodation. To the left is the generous sized dining kitchen with a comprehensive range of floor standing and wall mounted units, an integrated gas hob, electric oven with extractor over, integrated fridge, freezer and dishwasher along with space and plumbing for a washing machine. There is a useful storage cupboard under the stairs, a window looking out to the garden and French doors opening out to the patio. Sitting just off the kitchen is the downstairs WC that has a low flush lavatory and pedestal wash hand basin.

To the right of the entrance hall is the sitting room, like the kitchen it is a very generous size, spanning the depth of the property. There is a large bay window creating a sense of space and allowing plenty of light into the room.

To the first floor there is a spacious landing that is currently used as a study area and has a large storage cupboard. The bedroom accommodation comprises a master bedroom with built-in wardrobes and an en-suite

shower room complete with low flush lavatory, pedestal wash hand basin, shower and stainless-steel towel rail. Bedroom two is also a double room and bedroom three a single. The family bathroom serves bedrooms two and three and comprises a low flush lavatory, pedestal wash hand basin, a panelled bath with shower over and a stainless-steel towel rail.

OUTSIDE

The garden sits to the South-West side of the property benefitting from a sunny orientation. The current owners have landscaped the garden to include several raised beds and a patio area ideal for entertaining. The garden is walled and fenced on all sides providing a good degree of privacy and security and there is a pedestrian gate leading to the driveway giving access to the private off-road parking and the single garage.

This well-presented detached property comes to the market with the agent strongest recommendation for an internal inspection and is not anticipated to remain on the market for long.

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 another left onto Gretton Street. Number twelve is the first property 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 D.

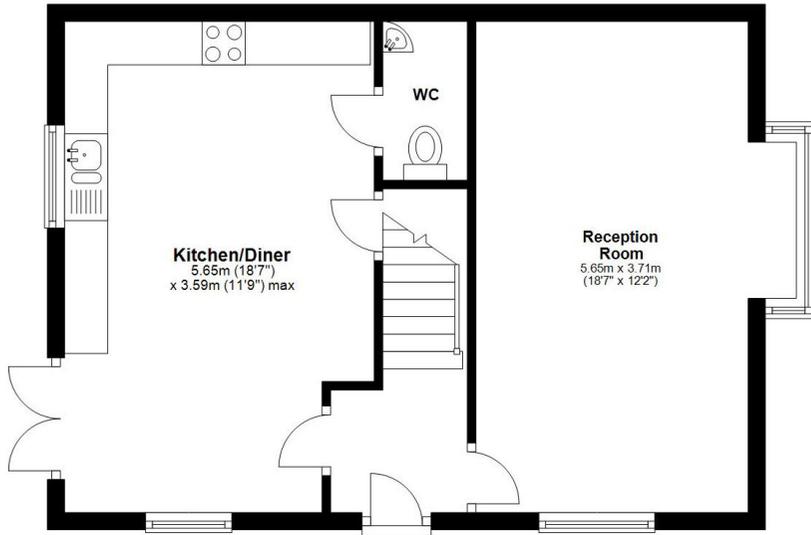




12 Gretton Street, Barleythorpe, Oakham, Rutland LE15 7UU
 House Total Approx Gross Internal Floor Area = 970.8 ft² / 90.2 m²
 Measurements are approximate, not to scale, illustrative purposes only.

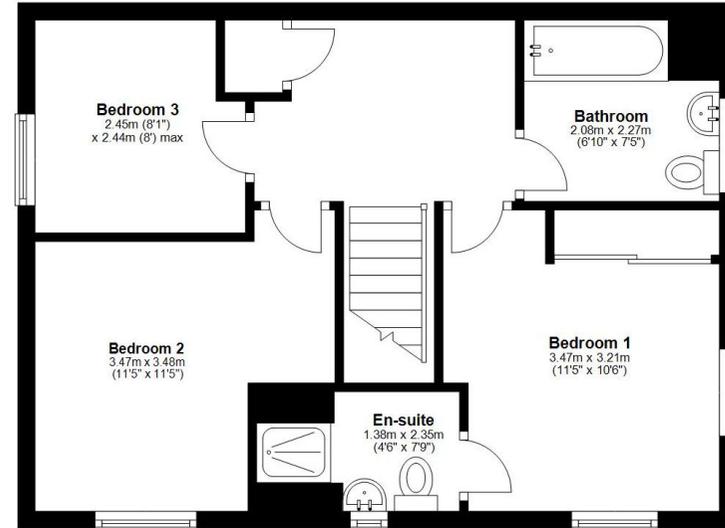
Ground Floor

Main area: approx. 45.3 sq. metres (487.8 sq. feet)
 Plus garages, approx. 14.3 sq. metres (153.5 sq. feet)



First Floor

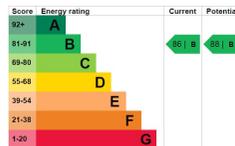
Approx. 44.9 sq. metres (483.0 sq. feet)



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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.