



HETTERLEY DRIVE  
BARLEYTHORPE, RUTLAND

JAMES  
SELICKS



DON'T TAKE LIFE TOO SERIOUSLY.  
NOBODY GETS OUT ALIVE ANYWAY.



## “... IMMACULATELY PRESENTED, FOUR-BEDROOM HOME...”

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An immaculately presented four-bedroom end of terrace home, featuring off-road parking, a garage, and a pretty rear garden, ideally located just a short walk from Oakham town centre

Open Plan Kitchen Diner • Living Room • Downstairs Cloakroom •  
Three Double Bedrooms • One Single Bedroom • Family Bathroom •  
Ensuite Shower Room • Off-Road Parking & Garage • Pretty Rear Garden

### Accommodation

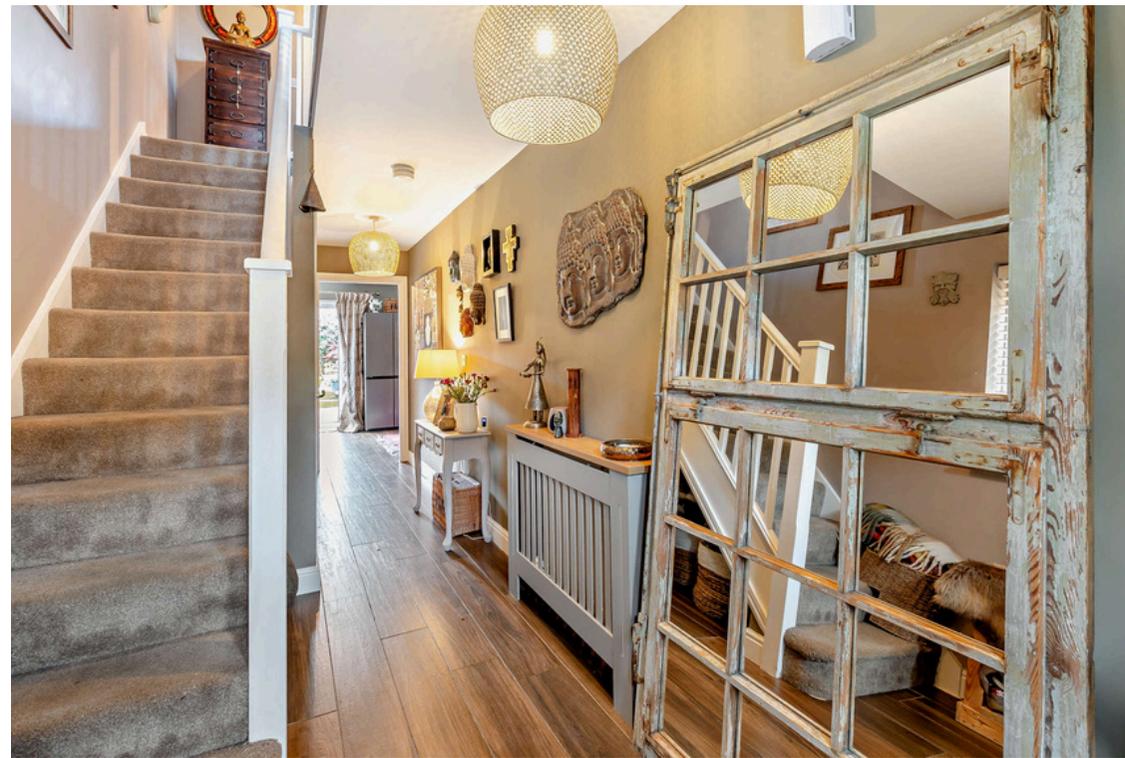
Enter the property into the hall with stairs rising to the first floor and access into the open plan kitchen diner with a door out to the rear garden. The ground floor is completed by a well-appointed cloakroom

The living room is located on the first floor with double doors opening onto a Juliet balcony overlooking the garden. On the same floor is a double bedroom with fitted wardrobes and an en-suite shower room

The top floor offers three bedrooms, two doubles and a single, currently set up as a dressing room. The accommodation is completed by a well-equipped family bathroom.

### Outside

The front of the property offers off-street parking plus access to the single garage. The pretty rear garden has a sunny patio area with steps up to a further graveled area with a timber garden shed. The garden is fenced on all sides with a gate leading out to the side passage and access the front of the property.



### Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

### Services & Council Tax

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

### Tenure

Freehold





**JAMES SELICKS**

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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.

36 Hetterley Drive, Barleythorpe, Oakham, Rutland LE15 7LF

House Total Approx. Gross Internal Floor Area = 1508 ft<sup>2</sup> / 140 m<sup>2</sup>

Measurements are approximate, not to scale, for illustrative purposes only.

