



Wheatfield Way, Barleythorpe

This detached property offers well-presented and versatile accommodation, perfect for modern family living in the popular Barleythorpe area on the edge of Oakham.



FEATURES

- Detached Family Home
- Well Presented
- Open-Plan Kitchen/Dining Room
- Three Bedrooms, Master Bedroom with Ensuite
- Generous Rear Garden
- Detached Single Garage and Driveway
- Prime Location in Barleythorpe



ACCOMMODATION

From the welcoming entrance hallway, you'll find a convenient downstairs cloakroom and a spacious reception room featuring French doors that open onto the garden, providing plenty of natural light. The open-plan kitchen/dining room, complete with a utility room and access to the rear garden, makes an ideal space for both everyday meals and entertaining.

Upstairs, the property includes a master bedroom with built-in wardrobes and an ensuite shower room, as well as two additional bedrooms and a well-appointed family bathroom

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EXTERNAL

Externally, the property is accessed by a paved pathway, with a side driveway that comfortably accommodates multiple vehicles, leading to a detached single garage. The rear garden is generously sized, primarily laid to lawn, and provides more space than typically found in Barleythorpe—ideal for family activities and outdoor gatherings.

Situated in a convenient location, 11 Wheatfield Way benefits from nearby amenities including a supermarket, petrol station, and school, all within walking distance. Oakham town centre is just a short drive away or around a 20-minute walk, offering a wider array of shops, dining options, and other services.

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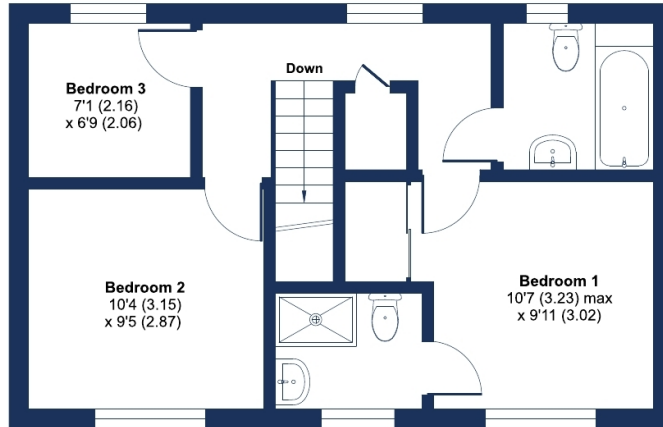
Wheatfield Way, Barleythorpe, Oakham, LE15

Approximate Area = 900 sq ft / 83.6 sq m

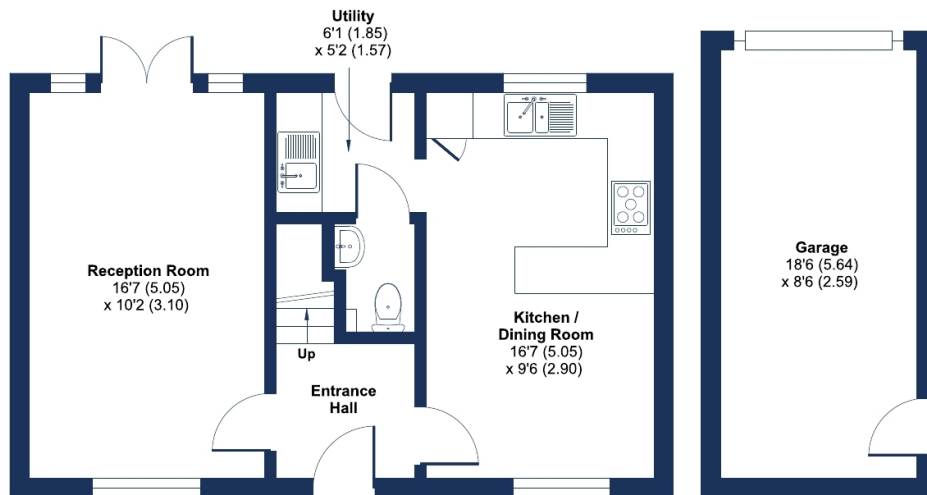
Garage = 157 sq ft / 14.5 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



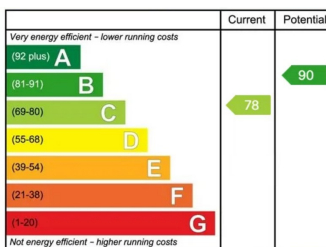
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Moores Estate Agents. REF: 1209575



EPC RATING



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