



**Aintree Avenue, Barleythorpe**  
Oakham, Rutland, LE15 7TR

**NEWTON**FALLOWELL 



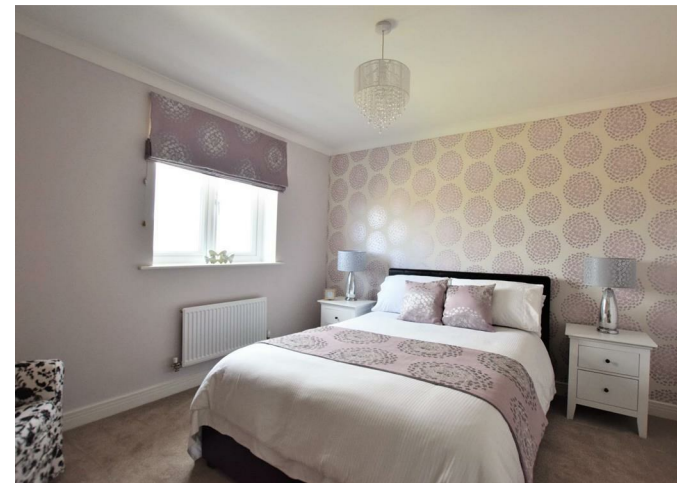
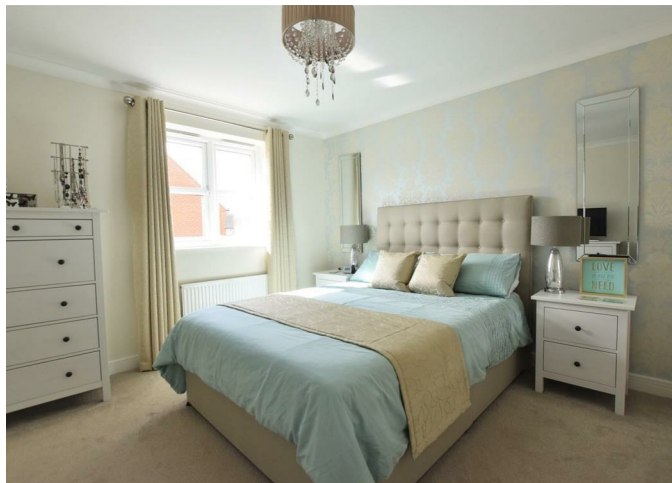
## Aintree Avenue, Barleythorpe Oakham, Rutland, LE15 7TR Guide Price £410,000 Freehold

**\*\*GUIDE PRICE £410,000 - £420,000\*\***

Presented in immaculate condition both internally and externally, within a short walk into Oakham's popular market town centre is this detached spacious family home. Situated towards the end of Aintree Avenue, the property boasts an open plan kitchen diner, two reception rooms, WC, a family bathroom, four double bedrooms with the master boasting an en-suite shower room. To avoid missing out please arrange an internal viewing at the earliest opportunity!

Sitting over two floors the property is entered via the front aspect and into the light and airy entrance hall where you will find the stairs flowing to the first floors landing and doors providing access to the study, living room and downstairs W/C. The living room offers windows overlooking the front and rear aspect and provides a door into the modern and well looked after kitchen breakfast room. Overlooking the garden, the kitchen area provides ample floor to wall base units providing a built-in dishwasher, fridge freezer & washer/dryer. A central island provides further storage and breakfast bar seating. Downstairs is finished with the utility room with an external door providing side access. From the first floors landing, you will find four double bedrooms with the master offering an en-suite shower room and built-in wardrobes. Bedroom Four is currently used as a home office, providing further built-in wardrobes added in by the current owners. The three-piece family bathroom finished the upstairs accommodation.

Externally the property is exceptionally well kept with the driveway providing parking for two vehicles which leads to the single garage. The single garage benefits from side access and up and over door with power and storage in the eaves. The rear garden has a block paved walkway with the rest being laid to lawn and all enclosed by timber fencing and planted borders.





**Entrance Hall**

14'8 x 6'8 (4.47m x 2.03m)

**Living Room**

23'3 x 11'3 (7.09m x 3.43m)

**Study**

10'3 x 9'2 (3.12m x 2.79m)

**Kitchen Breakfast Room**

16'11 x 14'8 (5.16m x 4.47m)

**Utility Room**

6'7 x 5'1 (2.01m x 1.55m)

**WC**

5'1 x 4'1 (1.55m x 1.24m)

**First Floor Landing**

10'6 x 6'1 (3.20m x 1.85m)

**Master Bedroom**

13'4 x 11'5 (4.06m x 3.48m)

**En-Suite Shower Room**

7'4 x 4'8 (2.24m x 1.42m)

**Bedroom Two**

12'2 x 9'7 (3.71m x 2.92m)

**Bedroom Three**

12'1 x 10'9 (3.68m x 3.28m)

**Bedroom Four**

9'8 x 7'10 (2.95m x 2.39m)

**Family Bathroom**

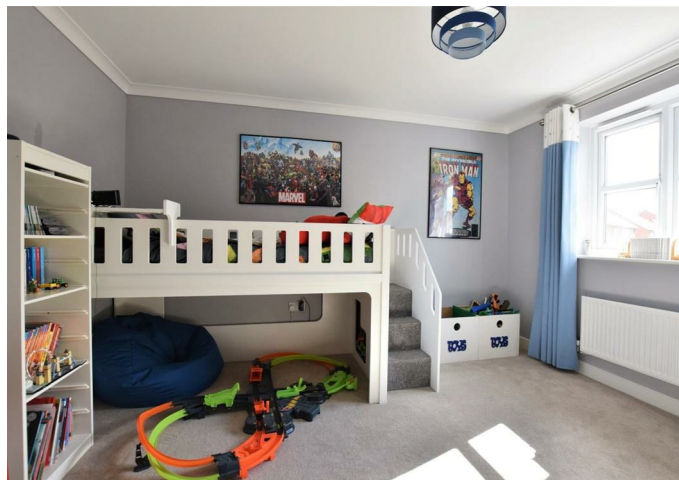
6'6 x 6'3 (1.98m x 1.91m)

**Single Garage**

19'9 x 10'1 (6.02m x 3.07m)

**Outside**

Externally the property is extremely well presented. The driveway providing off road parking for two vehicles leads to the single garage. The single garage benefits from side access and up and over door with power and storage in the eaves. The rear garden has a block paved walkway with the rest being laid to lawn and all enclosed by timber fencing and planted borders.



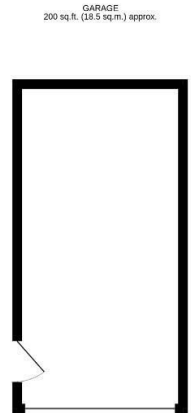
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus <b>A</b>		92 plus <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
45-54 <b>E</b>		45-54 <b>E</b>	
35-44 <b>F</b>		35-44 <b>F</b>	
21-34 <b>G</b>		21-34 <b>G</b>	
1-20		1-20	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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TOTAL FLOOR AREA : 1610 sq.ft. (149.6 sq.m.) approx.

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**NEWTON  
FALLOWELL**

t: 01572 335005

e: oakham@newtonfallowell.co.uk

www.newtonfallowell.co.uk