



NEWTON
FALLOWELL

Goodwood Road, Barleythorpe
Oakham, Rutland, LE15 7TE

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**Goodwood Road, Barleythorpe
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£350,000 Freehold**

Set within the modern “Oakham Heights” development to the edge of Oakham is this modern and extremely well presented detached family home offering well-considered accommodation including four spacious bedrooms, dual aspect living room and modern kitchen dining room. Offering an excellent opportunity to secure a deceptively spacious family home the property boasts an easy to maintain, non overlooked rear garden, driveway parking for several vehicles and a single garage. Internal viewings are strongly recommended to avoid missing out.

As you approach the property from the front, the front door leads you into the lovely entrance hallway with stairs flowing to the first-floor landing and a useful downstairs WC. To the right of the hallway, you have the living room, enjoying a fantastic dual aspect with double doors opening to the rear garden. Across the entrance hall, you have the modern kitchen and dining room. The kitchen is fitted with a range of white gloss wall and base units with a useful breakfast bar and a selection of integrated appliances. The kitchen area also enjoys dual aspect windows and has ample space for a dining table. The useful utility room and further storage area complete the ground floor. From the first floor landing, you have four generously sized bedrooms along with a three-piece family bathroom. The principal bedroom boasts integrated wardrobes and a modern three piece en-suite shower room.

The property sits on a desirable plot, with an easy to maintain front garden and driveway parking for two / three vehicles. The driveway leads down to the single garage. Gated access provides access to the rear garden where you find an area mainly laid to lawn with two sunny patio areas. Internal viewings are strongly advised.



Entrance Hall

6'5 x 6'1 (1.96m x 1.85m)

Downstairs WC

5'4 x 3'0 (1.63m x 0.91m)

Living Room

22'2 x 11'5 (6.76m x 3.48m)

Kitchen & Dining Room

22'2 x 8'6 (6.76m x 2.59m)

Utility Room

6'4 x 5'8 (1.93m x 1.73m)

First Floor Landing

10'4 x 6'4 (3.15m x 1.93m)

Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

En-Suite

6'5 x 5'8 (1.96m x 1.73m)

Bedroom Two

13'0 x 8'8 (3.96m x 2.64m)

Bedroom Three

8'11 x 8'8 (2.72m x 2.64m)

Bedroom Four

8'11 x 8'3 (2.72m x 2.51m)

Family Bathroom

6'9 x 5'7 (2.06m x 1.70m)

Outside

Set on a spacious plot with driveway parking for two / three vehicles leading to a good sized single garage. Enclosed rear garden enjoying a high degree of privacy with two sunny patio areas.

Single Garage

19'7 x 10'2 (5.97m x 3.10m)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 92 plus A | | Very environmentally friendly - lower CO ₂ emissions 92 plus A | |
| 81-91 B | | 81-91 B | |
| 69-80 C | | 69-80 C | |
| 55-68 D | | 55-68 D | |
| 45-54 E | | 45-54 E | |
| 35-44 F | | 35-44 F | |
| 25-34 G | | 25-34 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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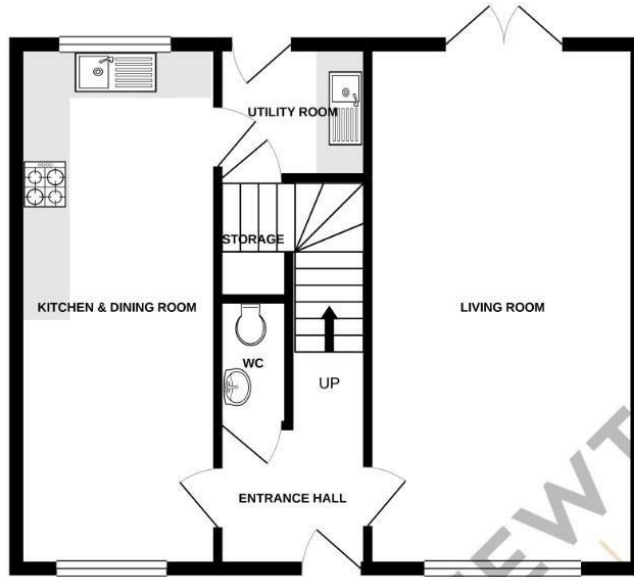
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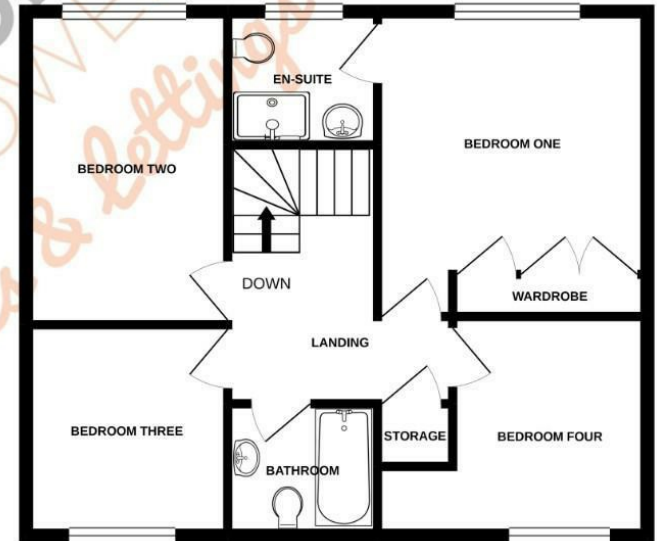
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GROUND FLOOR
584 sq. ft. (54.2 sq.m.) approx.



1ST FLOOR
584 sq. ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq. ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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