



**Ascot Close, Barleythorpe**  
Oakham, Rutland, LE15 7TS

**NEWTON**FALLOWELL 



## Ascot Close, Barleythorpe Oakham, Rutland, LE15 7TS £365,000 Freehold

Set within a private plot on the outskirts of the Barleythorpe development is this extremely well presented detached family home boasting four spacious double bedrooms, three fantastic reception rooms and a modern fully fitted breakfast kitchen. Offered for sale by motivated sellers, this great example of a detached family home offers an easy to maintain rear garden, private driveway and single garage. Located within easy walking distance to Catmose College, Oakham Train Station and other local amenities, this lovely property should be viewed at the earliest opportunity to avoid disappointment.

As you approach the property from the front and entering through the centrally positioned front door, the entrance hall is an inviting space with open stairs leading to the first-floor landing and doors leading through to the ground floor accommodation. From the entrance hall, you have the living room with a feature bay window, light and airy study and a separate dining room. The kitchen has been fitted with a range of modern wall and base units along with integral appliances and ample space for a breakfast table. A door leads through to the useful utility room while double doors lead directly out into the rear garden. From the first floor landing, you have four spacious double bedrooms. The third bedroom offers useful built-in wardrobes whilst the master bedroom has a lovely three-piece en-suite shower room. The modern three-piece family bathroom completes the first floor.

The property sits on a generous corner plot and is set back from the pavement allowing for a selection of planted areas to the front of the house. The private driveway offers parking for two vehicles and leads down to the generous single garage. Gated access leads into the rear garden where the area is mainly laid to lawn with two excellent patio areas. Viewings are strongly encouraged in this excellent family home.





**Entrance Hall**

12'10 x 10'4 (3.91m x 3.15m)

**Living Room**

14'10 x 11'3 (4.52m x 3.43m)

**Study**

7'9 x 7'9 (2.36m x 2.36m)

**Dining Room**

10'4 x 8'5 (3.15m x 2.57m)

**Kitchen Breakfast Room**

17'6 x 9'9 (5.33m x 2.97m)

**Utility Room**

6'10 x 5'9 (2.08m x 1.75m)

**Downstairs WC**

5'9 x 3'2 (1.75m x 0.97m)

**First Floor Landing**

10'7 x 6'11 (3.23m x 1.85m)

**Bedroom One**

12'11 x 11'5 (3.94m x 3.48m)

**En-Suite**

7'6 x 4'7 (2.29m x 1.40m)

**Bedroom Two**

13'9 x 10'2 max (4.19m x 3.10m max)

**Bedroom Three**

10'5 x 10'1 (3.18m x 3.07m)

**Bedroom Four**

11'3 x 9'11 max (3.43m x 3.02m max)

**Family Bathroom**

7'1 x 6'3 (2.16m x 1.91m)

**Outside**

The property sits on a desirable corner plot and set back from the pavement allowing for a selection of low level plants and shrubs with a paved walkway leading to the front door. The tarmac driveway provides off road parking for several vehicles and leads to the single garage and gate into the rear garden. The rear garden is mainly laid to lawn with two patio areas and a selection of mature shrubs and planted sections. The boundaries mainly have red brick walls, with a small part timber fencing.

**Single Garage**

19'8 x 10'2 (5.99m x 3.10m)

**Oakham Heights Residents Management Company**

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £195 per property, per annum.



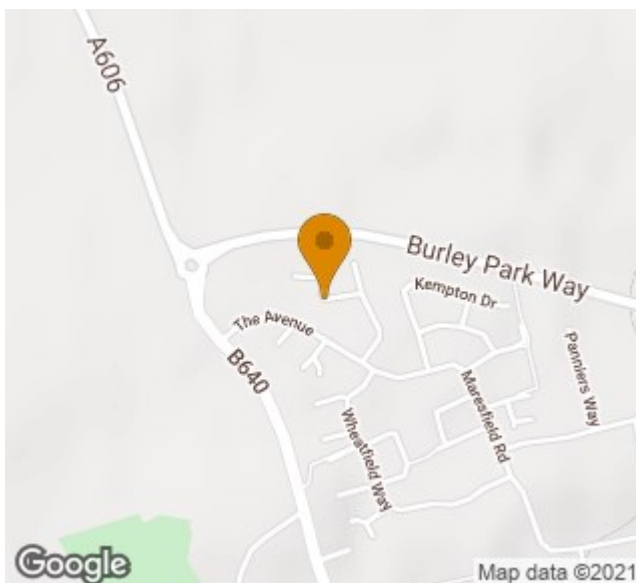
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-100) A			(81-90) A		
(81-90) B			(71-80) B		
(71-80) C			(61-70) C		
(61-70) D			(51-60) D		
(51-60) E			(41-50) E		
(41-50) F			(31-40) F		
(31-40) G			(21-30) G		
(21-30) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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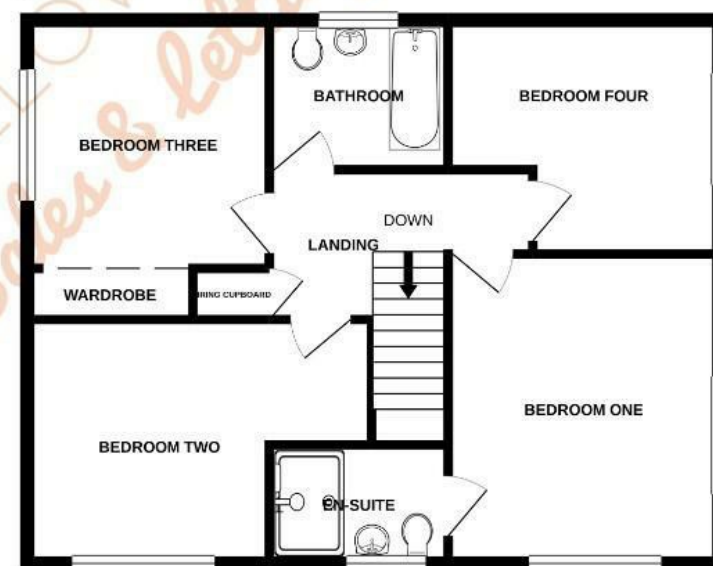
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**GROUND FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



**1ST FLOOR**  
650 sq.ft. (60.3 sq.m.) approx.



ASCOT CLOSE, BARLEYTHORPE LE15 7TS

TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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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