



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		
	Current	Potential
Very energy efficient - lower running costs (A1 plus) A	84	84
(B1-B1) B		
(B2-B2) C		
(B3-B3) D		
(B4-B4) E		
(B5-B5) F		
(B6-B6) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

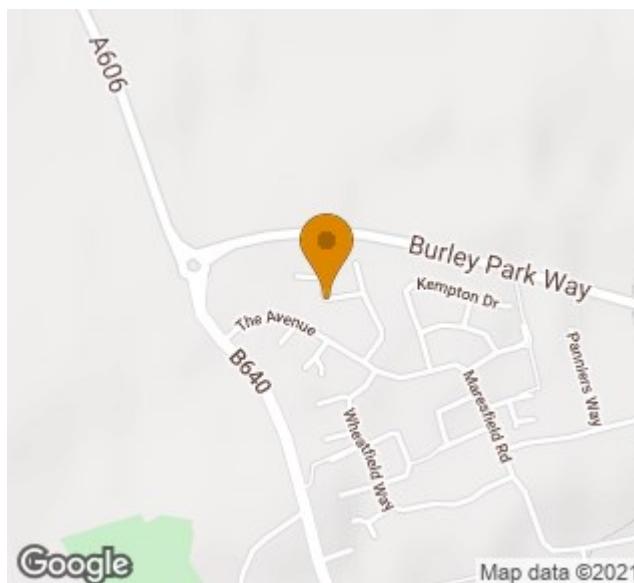
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	84	84
(A1-B1) B		
(B2-B2) C		
(B3-B3) D		
(B4-B4) E		
(B5-B5) F		
(B6-B6) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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



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



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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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