



1 Bracken Close, Barleythorpe, Oakham, LE15 7UE

 **NEWTON FALLOWELL**

5 3 3

Key Features

- Modern Detached Home
- Open Plan Kitchen Breakfast Room
- No Chain!
- Five Spacious Bedrooms
- South-Facing Rear Garden
- En-Suite, Jack & Jill Bathroom & Family Bathroom
- Cul-De-Sac Location
- Detached Double Garage & Driveway
- EPC Rating B
- Freehold

Offers in Excess of £475,000





Welcome to this stunning five-bedroom detached three-storey property set within the sought-after Charles Church development in Barleythorpe. Positioned on a private cul-de-sac of only seven houses, this exquisite home offers a perfect blend of space and modern convenience. This prime location on the edge of Barleythorpe provides easy access to local amenities, schools, and playparks, making it an ideal home for families seeking both privacy and convenience. Don't miss the opportunity to make this exceptional property your own. Schedule a viewing today and experience modern living in Barleythorpe.

As you enter through the front door, you're greeted by a spacious entrance hallway adorned with stylish Amtico flooring, setting the tone for the contemporary design that flows throughout the ground floor. To the left, a generously proportioned living room spans the full length of the property, featuring double doors that open onto the rear garden, allowing natural light to flood the space. To the right of the entrance hall, another reception room provides a versatile space for a home office, study, or formal sitting area. Continuing down the hallway, you'll find a convenient downstairs W/C and access to the well-appointed kitchen. The kitchen/diner, located at the back of the property, boasts a range of floor-to-wall base units, integrated appliances including a dishwasher, double oven, and 5-burner gas hob, as well as an integrated fridge freezer, further space for a washing machine, tumble dryer and a useful understairs storage cupboard/pantry. The bi-folding doors from the kitchen lead into a bright conservatory with double doors opening onto the rear garden and a recently upgraded blue-tinted insulated roof, allowing you to use the space comfortably all through the year.



Moving to the first floor, the spacious master bedroom, complete with a dressing area features built-in wardrobes and an ensuite shower room with double shower. Providing ample space for family or guests, you will find an additional double bedroom and a single bedroom, storage cupboards on the landing, along with a family three-piece bathroom. To the second floor, you'll discover two more double bedrooms, each with access to a Jack and Jill four-piece bathroom, featuring a luxurious free-standing bath.

Externally, the property boasts a driveway accommodating several vehicles and a double garage, partially converted into a workshop with additional insulation and a specialist floor surface. The front lawn is landscaped with hedging and small trees, enhancing the property's curb appeal. The south-facing rear garden is beautifully maintained, offering a private oasis with mature hedging and timber fencing ensuring seclusion.



Entrance Hall 5.07m x 1.82m (16'7" x 6'0")

Living Room 6.86m x 3.40m (22'6" x 11'2")

Dining Room/Study 3.19m x 2.60m (10'6" x 8'6")

Kitchen/Diner 4.13m x 3.93m (13'6" x 12'11")

Conservatory 3.67m x 2.93m (12'0" x 9'7")

Downstairs WC 1.72m x 1.12m (5'7" x 3'8")

First Floor Landing 4.03m x 1.63m (13'2" x 5'4")

Bedroom One 5.43m x 5.16m (17'10" x 16'11")

Ensuite 2.78m x 1.35m (9'1" x 4'5")

Bedroom Four 3.42m x 3.34m (11'2" x 11'0")

Bedroom Five 3.44m x 3.16m (11'4" x 10'5")

Family Bathroom 2.11m x 1.71m (6'11" x 5'7")

Second Floor Landing 2.72m x 1.82m (8'11" x 6'0")

Bedroom Two 5.44m x 3.42m (17'10" x 11'2")

Bedroom Three 3.49m x 3.19m (11'6" x 10'6")

Jack & Jill Bathroom 3.51m x 1.95m (11'6" x 6'5")

Double Garage 5.66m x 5.52m (18'7" x 18'1")

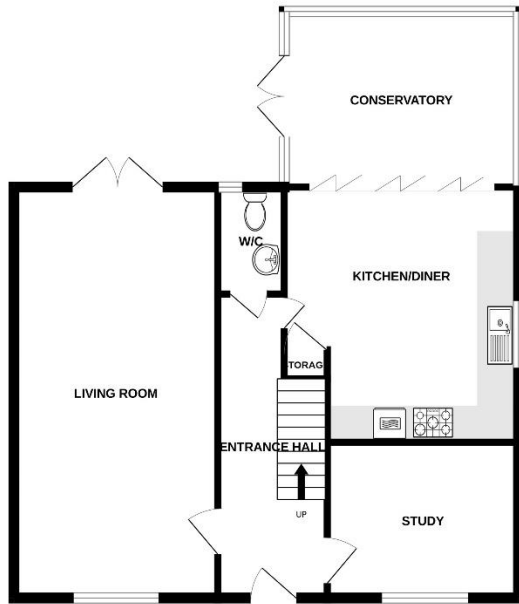
Residents Management Company

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 £175 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

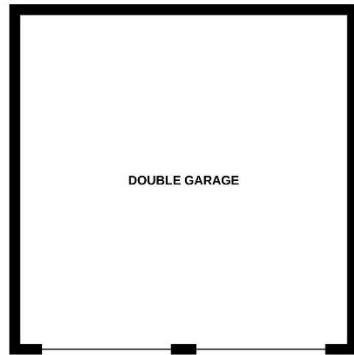




GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



DOUBLE GARAGE
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



BRACKEN CLOSE, BARLEYTHORPE, LE15 7UE

TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.