



4 Cornflower Crescent, Barleythorpe, Oakham, LE15 7UN

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Detached Modern Family Home
- Two Double & One Single Bedroom
- En-Suite to Bedroom One
- Utility Room
- Driveway & Detached Garage
- Enclosed Large Rear Garden
- Popular Location
- Easy Access to Local Shops, Train Station, Schools & Town Centre
- EPC Rating B
- Freehold

Offers in Excess of £325,000





Located in the popular area of Barleythorpe is this modern and spacious detached family home offering light and airy accommodation throughout. The property boasts a fully integrated breakfast kitchen, spacious living room and three generously sized bedrooms. The property is positioned within an enviable location with easy access to the train station, local shops and amenities, parks and very highly regarded primary & secondary schools. Boasting a useful single garage, driveway parking and sizable rear garden; this excellent family home is a must view!



As you approach the property from the front the entrance door leads into a lovely hallway with stairs leading to the first-floor landing and doors to the lounge & breakfast kitchen. From the entrance hall, you have the spacious living room with double french doors to the rear garden. The kitchen and breakfast room has been fitted to a high standard with a range of integral appliances. A door leads from the kitchen to a useful utility room and downstairs W.C. From the first-floor landing, you have three spacious bedrooms and a modern three-piece family bathroom. The master bedroom also features a three-piece ensuite shower room.



Externally the property sits on a generous larger than average plot with a low maintenance frontage and a fully enclosed mainly laid to lawn rear garden and provides access to the detached single garage with additional eaves storage. The driveway has plentiful room for two vehicles and has an EV pod point charger fitted.

Room Measurements

Entrance Hall 1.70m x 0.97m (5'7" x 3'2")

Lounge 5.03m x 3.05m (16'6" x 10'0")

Kitchen/Diner 5.04m x 2.92m (16'6" x 9'7")

Utility Room 1.85m x 1.70m (6'1" x 5'7")

WC 2.22m x 0.86m (7'4" x 2'10")

First Floor Landing 3.56m x 1.15m (11'8" x 3'10")

Bedroom One 3.03m x 2.98m (9'11" x 9'10")

Ensuite 1.70m x 1.48m (5'7" x 4'11")

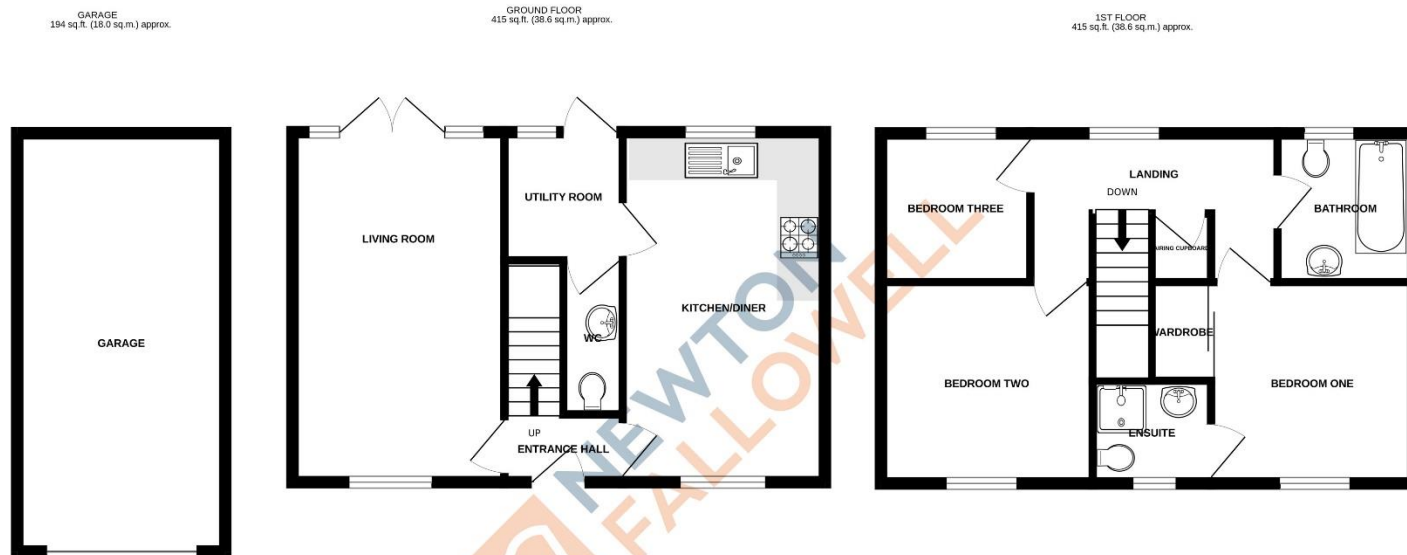
Bedroom Two 3.10m x 2.90m (10'2" x 9'6")

Bedroom Three 2.15m x 2.02m (7'1" x 6'7")

Bathroom 1.95m x 1.91m (6'5" x 6'4")

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.



CORNFLOWER CRESCENT, BARLEYTHORPE

TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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		93 A
81-91	B	81 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: C

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.