



7 Paddock Avenue, Barleythorpe, Oakham, LE15 7GU

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Modern End Terraced Family House
- Three Spacious Bedrooms
- Open Plan Kitchen Breakfast Room
- Three Piece Bathroom & En Suite Shower Room
- Utility Room + Downstairs W/C
- Carport + Off Road Parking
- Private Garden
- EPC Rating B
- End of Cul-De-Sac Position
- Freehold

£285,000





Situated at the end of a private cul-de-sac within the vibrant Barleythorpe area, is this immaculate three-bedroom family home awaits. This property offers spacious living spaces across two floors, offering both comfort and modernity. With a sleek breakfast kitchen, a generous living room, a convenient utility room, a stylish downstairs WC, and three generously sized bedrooms, this property is a must see. What's more, it boasts a double, spacious car port with useful overhead storage.



Upon arriving at the property, you'll find a welcoming entrance hallway, perfect for storing shoes and coats. The hallway leads you into the spacious living room, which then flows into the useful utility room and convenient downstairs WC. At the rear of the property is a modern breakfast kitchen with plenty of wall and base units, accompanied by built-in appliances including a dishwasher and a fridge freezer. Moving to the first floor, the landing provides access to three generously proportioned bedrooms, consisting of two doubles and a single and a family bathroom. The master bedroom benefits from an ensuite shower room. This property also boasts a spacious loft space which is boarded throughout and shelving for extra storage.



Outside, the property sits proudly on a west-facing plot. The rear garden boasts vibrant flowerbeds adding a burst of colour, while a paved patio area provides a relaxing space to unwind. At the front of the property is a double car port with overhead storage, providing parking for multiple cars. If you're seeking a family home within easy walking distance of the town centre, train station, and schools, don't hesitate to arrange a viewing for this property as soon as possible. It's sure to be in high demand.

### Room Measurements

Entrance Porch 1.28m x 1.22m (4'2" x 4'0")

Living Room 4.17m x 3.19m (13'8" x 10'6")

Kitchen 4.57m x 3.04m (15'0" x 10'0")

Utility Room 2.22m x 0.96m (7'4" x 3'1")

Downstairs WC 1.97m x 1.01m (6'6" x 3'4")

First Floor Landing 3.05m x 1.91m (10'0" x 6'4")

Bedroom One 3.32m x 3.31m (10'11" x 10'11")

En-Suite 2.35m x 1.19m (7'8" x 3'11")

Bedroom Two 3.14m x 2.48m (10'4" x 8'1")

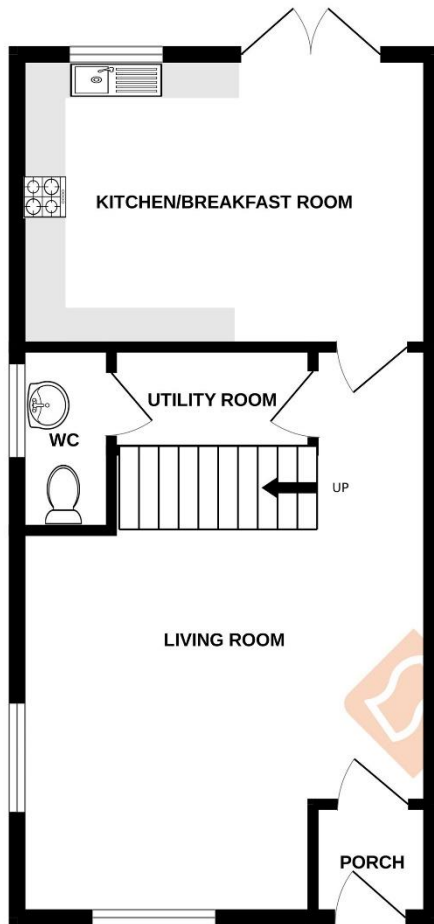
Bedroom Three 3.14m x 2.02m (10'4" x 6'7")

Bathroom 2.69m x 1.46m (8'10" x 4'10")

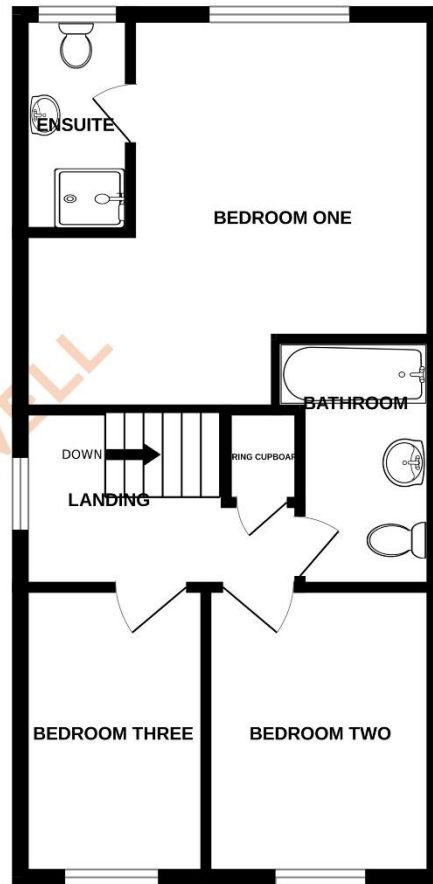
### Residents Management Company

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  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 896 sq.ft. (83.2 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             |         |           |
| 81-91 | B             | 85 B    | 86 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.