

Sold STC



7 Barmstedt Drive, Oakham, LE15 6RG

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- En-Suite To Master
- Jack & Jill Bathroom To Bedrooms Three & Four
- Integral Double Garage
- Large Enclosed Landscaped Garden
- Sought After Location
- EPC Rating C

£550,000





Positioned along a quiet cul-de-sac in the heart of central Oakham, only a stone's throw from Oakham School is this modern detached family home offering exemplary accommodation including an open plan kitchen family area, sitting room, five bedrooms on the first floor with a Jack & Jill bathroom and an en-suite shower room to the master bedroom. The property sits on a good size plot and offers an integral double garage and private driveway to the front.



As you approach the property from the front you immediately notice the high-quality surroundings and finish of the home, the inviting entrance leads you into the spacious hallway where you find a cloakroom and stairs leading you to the first-floor landing. Doors from the entrance hallway lead you into the breakfast kitchen, sitting room, dining room, and integral double garage. The modern kitchen is the real hub of this home and offers space for a table and double doors that lead out to the rear garden. The ground floor is completed with a useful utility room that offers access out to the side of the property. From the first floor landing, you have five spacious bedrooms with the majority boasting built-in wardrobes. The en-suite in the master bedroom offers a luxury three-piece bathroom suite, whilst the guest bedrooms have access to the Jack & Jill bathroom. A separate family bathroom completes the upstairs accommodation. This spacious family home should be viewed at the earliest opportunity to fully see the accommodation on offer.



The property sits on a generous plot along a quiet cul-de-sac, only a five/ten-minute walk to Oakham School, Town Centre & Train Station. The property offers driveway parking for several vehicles and leads to the integral double garage. The mature rear garden has been beautifully landscaped with a selection of mature shrubs, trees, and planted borders.

Dining Room 3.35m x 3.19m (11'0" x 10'6")

Utility Room 2.13m x 1.57m (7'0" x 5'2")

Sitting Room 5.05m x 4.49m (16'7" x 14'8")

Kitchen/Breakfast Room/Family Room 5.84m x 3.40m (19'2" x 11'2")

Double Garage 5.33m x 5.17m (17'6" x 17'0")

Bedroom One 3.55m x 3.44m (11'7" x 11'4")

Ensuite Shower Room 1.95m x 1.87m (6'5" x 6'1")

Bedroom Two 3.81m x 2.94m (12'6" x 9'7")

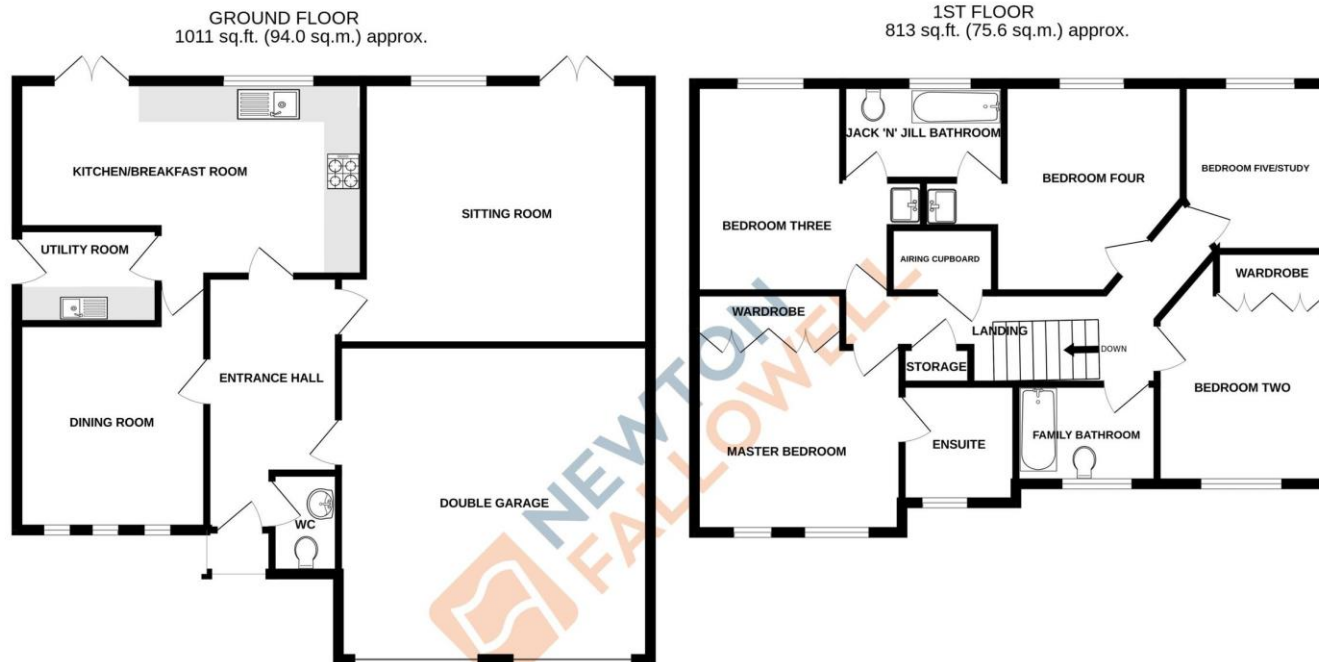
Bedroom Three 3.55m x 2.70m (11'7" x 8'11")

Bedroom Four 3.53m x 3.21m (11'7" x 10'6")

Jack and Jill Bathroom 2.43m x 1.62m (8'0" x 5'4")

Bedroom Five/Study 2.95m x 2.33m (9'8" x 7'7")

Bathroom 2.20m x 1.65m (7'2" x 5'5")



BARMSTEDT DRIVE, OAKHAM LE156RG

TOTAL FLOOR AREA : 1825 sq.ft. (169.5 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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.