



45 Kempton Drive, Barleythorpe, Oakham, LE15 7QL

 **NEWTON FALLOWELL**

4 2 2

## Key Features

- Modern Family Town House
- Open Plan Living & Kitchen Area
- Four Spacious Bedrooms
- Bedroom One with En-Suite Shower Room
- Partly Converted Garage
- Driveway for Two Vehicles
- Quiet Location within Popular Development
- Extended to the Rear – Non-Overlooked Plot
- EPC Rating B
- Freehold

**£349,950**





Set within a delightful plot within this popular development in Barleythorpe is this very well-presented family home offering generously proportioned accommodation arranged over three floors including an open plan kitchen, living & dining area with bi-folding doors to the garden, four spacious bedrooms, family bathroom and en-suite shower room. The property boasts a fantastic low-maintenance rear garden with open views to the rear along with ample driveway parking and a partly converted garage with storage and a home office/gym. Barleythorpe is located to the northwest of Oakham and is within easy walking distance to both primary & secondary schools, a train station and local amenities.

As you enter the property from the front door, the entrance hallway has stairs leading to the first-floor landing along with a useful downstairs WC. A door leads into the fantastic kitchen, living and dining area and is filled with natural light from its bi-folding doors. The kitchen area has a modern built-in kitchen with a fitted island and appliances. The living area has a feature log-burning stove and direct access to the garden. The heavily extended ground floor uniquely offers convenient open-plan living and space for the entire family to enjoy. Stairs lead to the first floor landing where you have three generous bedrooms and the main family bathroom. Stairs then lead you to the second floor where you have the main bedroom with several built in wardrobes and a three-piece en-suite shower room.

The property has been extended and improved by the current owners whilst also retaining a fantastic plot. A low-maintenance front garden behind iron railings, with the driveway providing off-road parking for several vehicles. The partly converted garage provides great storage to the front along with a versatile space accessed via the rear garden creating a fantastic home office or gym. The rear garden enjoys a high degree of privacy and is low maintenance with raised planters and a patio area.

Entrance Hall 3.80m x 2.03m (12'6" x 6'8")

Downstairs WC 1.68m x 0.89m (5'6" x 2'11")

Kitchen & Dining Area 7.63m x 4.95m (25'0" x 16'2")

Living Area 2.94m x 4.58m (9'7" x 15'0")

First Floor Landing 2.97m x 2.01m (9'8" x 6'7")

Bedroom Two 3.68m x 2.82m (12'1" x 9'4")

Bedroom Three 3.84m x 2.82m (12'7" x 9'4")

Bedroom Four 2.77m x 2.01m (9'1" x 6'7")

Family Bathroom 1.98m x 1.68m (6'6" x 5'6")

Second Floor Landing 0.00m x 0.00m (0'0" x 0'0")

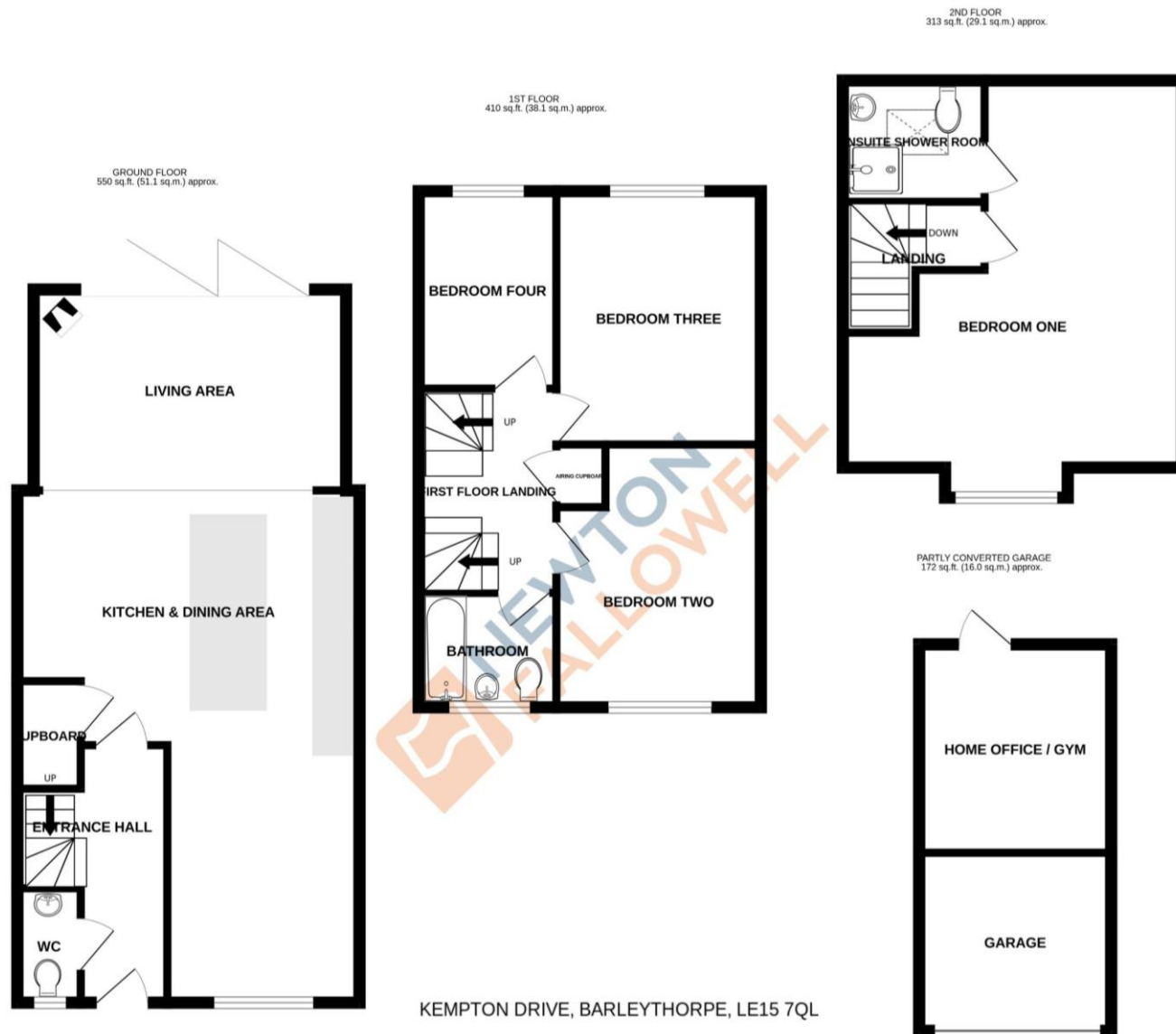
Bedroom One 5.59m x 4.93m (18'4" x 16'2")

En-Suite 1.91m x 1.55m (6'4" x 5'1")

Partly Converted Garage 2.82m x 2.82m (9'4" x 9'4")

Home Office / Gym 3.06m x 2.82m (10'0" x 9'4")

**Agents Note: 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 £166.15 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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		96 A
81-91	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.