



27 Barmstedt Drive, Oakham, LE15 6RG

 **NEWTON FALLOWELL**

5 3 2

Key Features

- Popular Location
- Walking Distance To Town Centre
- Five Bedrooms
- Jack & Jill En-Suite
- Newly Replaced Windows & External Doors
- Modern Kitchen/Breakfast Room
- South-Facing Garden
- Two Reception Rooms
- EPC Rating D
- Freehold

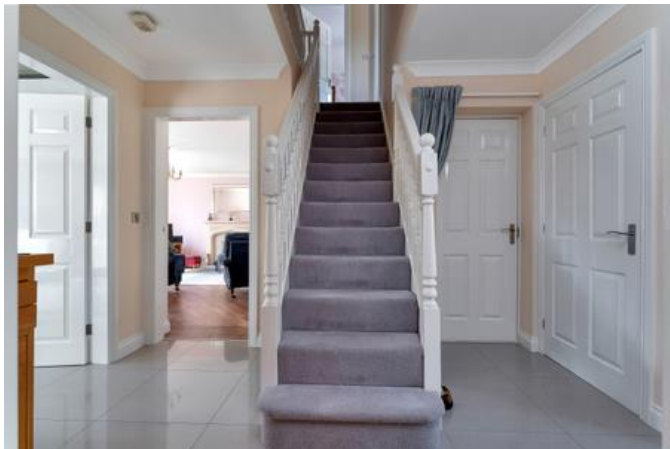
£600,000





Presented in impeccable condition throughout and ideally situated within a short stroll of the town center, train station, and schools, this detached, and generously proportioned family home epitomizes modern comfort and convenience. This property boasts two reception rooms, a sleek modern kitchen breakfast area, a convenient utility room, WC, five bedrooms including an en-suite, a Jack & Jill en-suite, a family bathroom, and an integral double garage, half of which has been partially converted into a useful storage room. An internal viewing is highly recommended at your earliest convenience.

Spanning two floors, the home welcomes you through a bright and airy entrance hall. The dining room, positioned at the front of the property, seamlessly flows into the contemporary kitchen breakfast room. Boasting ample floor-to-wall base units, along with integrated appliances including a full height fridge and freezer, Neff combination oven, and dishwasher, this space is as functional and the heart of the home. The spacious living room, situated towards the rear, centered with a gas fireplace, features double doors that extends the living area onto the south-facing garden. An Integral door leads to the partially converted garage, perfect use as a home gym, accessible storage or full conversion into another reception room, this leads into the other garage space. Completing the ground floor are the utility room and downstairs WC.



To the first floor, a landing provides access to four double bedrooms and a single. The master bedroom is spacious room, featuring a modern four-piece en-suite and abundant built-in wardrobes. Bedrooms two and three enjoy the convenience of a Jack & Jill style bathroom, while bedroom four offers additional built-in storage. A three-piece bathroom completes the upstairs accommodation.

Externally, the property is meticulously maintained, with a block-paved driveway leads to the double integral garage, while double side access guides you to the rear south-facing garden, laid to lawn, planted borders, and enclosed partially by a brick wall and fencing.



Entrance Hall 4.42m x 2.74m (14'6" x 9'0")

WC 1.63m x 1.12m (5'4" x 3'8")

Dining Room 3.94m x 3.18m (12'11" x 10'5")

Kitchen 5.82m x 3.56m (19'1" x 11'8")

Utility Room 2.34m x 1.57m (7'8" x 5'2")

Living Room 5.23m x 4.50m (17'2" x 14'10")

Bedroom One 3.53m x 3.43m (11'7" x 11'4")

Ensuite Shower Room 1.98m x 1.91m (6'6" x 6'4")

Bedroom Two 3.96m x 3.53m (13'0" x 11'7")
(maximum measurements)

Jack & Jill Bathroom 2.44m x 1.52m (8'0" x 5'0")

Bedroom Three 4.50m x 3.56m (14'10" x 11'8")
(maximum measurements)

Bedroom Four 3.76m x 2.92m (12'4" x 9'7")

Bedroom Five 2.97m x 2.34m (9'8" x 7'8")

Bathroom 2.21m x 1.68m (7'4" x 5'6")

Storage 5.33m x 2.36m (17'6" x 7'8")

Garage 5.33m x 2.36m (17'6" x 7'8")





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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:

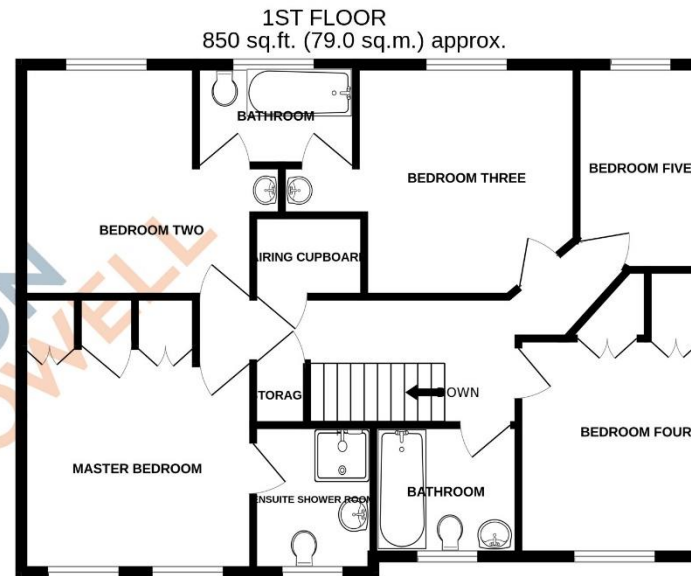
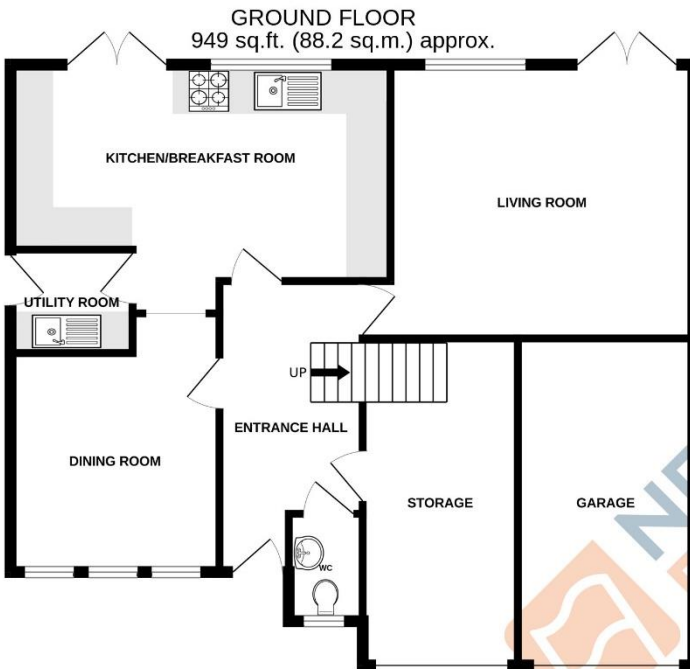
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are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



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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