



24 Kempton Drive, Barleythorpe, Oakham, LE15 7QL

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Detached Family Home
- 3 Bedrooms
- En-Suite To Master
- Downstairs W.C + Utility Room
- Driveway + Garage Under A Coach House
- Secure Walled Garden
- Popular Location
- EPC Rating B
- Freehold

£315,000





Positioned on the popular "Barleythorpe" development with easy access to local schools, train station & town centre is this well-presented modern detached family home. Boasting a larger than standard plot including a private walled garden and a single garage. This delightful home features an open-plan kitchen/dining area, a separate utility room, a light & airy living room, three spacious bedrooms, an en-suite shower room to bedroom one, and a family bathroom.

Entering via the front door leads into the entrance hall where stairs flow to the first floor and doors grant access to the living room, kitchen/diner, and useful downstairs W.C. The stunning kitchen/diner runs the length of the property and boasts a modern fitted kitchen with integrated appliances including an integrated fridge/freezer, integrated dishwasher, inset gas hob, integrated oven with a brushed steel finish, matching extractor hood and splashback, double French doors to the rear garden and a gloss tiled floor. Leading through from the living room is the useful utility room that offers ample storage and space and plumbing for a washing machine. Located from the entrance hall is the living room that offers dual aspect windows to the front and side aspects and completing the downstairs accommodation is the W.C. that boasts a close coupled W.C. with half and full flush and a pedestal wash hand basin. Upstairs the property offers three bedrooms described as two doubles and a single. Bedroom one is located at the front of the property and offers a view of the front aspect and access to the en-suite bathroom. The en-suite bathroom offers a fully tiled shower cubicle, close coupled W.C. with half and full flush, and a wash hand basin. Also located to the front of the property is bedroom two which also offers a view to the front aspect. Positioned to the rear is bedroom three which offers a view to the rear aspect. Completing the upstairs accommodation is the family bathroom that offers a panel bath with shower & screen, pedestal wash hand basin, and a close coupled W.C. with half and full flush.



Externally the property offers a low-maintenance frontage with a small section of lawn and a border of plants and shrubs. To the rear is a fully enclosed walled garden that is mainly laid to lawn with borders of plants and shrubs, a rear access gate to the garage, and a patio seating area suitable for entertaining.



Room Measurements

Lounge 5.22m x 2.94m (17'1" x 9'7")

Kitchen/Dining Room 5.38m x 2.76m (17'8" x 9'1")

Utility 2.01m x 1.17m (6'7" x 3'10")

WC 1.64m x 1.01m (5'5" x 3'4")



Bedroom One 3.15m x 3.06m (10'4" x 10'0")

Ensuite 1.85m x 1.83m (6'1" x 6'0")

Bedroom Two 3.13m x 2.9m (10'4" x 9'6")

Bedroom Three 2.7m x 2.17m (8'11" x 7'1")

Bathroom 2.18m x 1.15m (7'2" x 3'10")

Garage 7.48m x 3.64m (24'6" x 11'11")

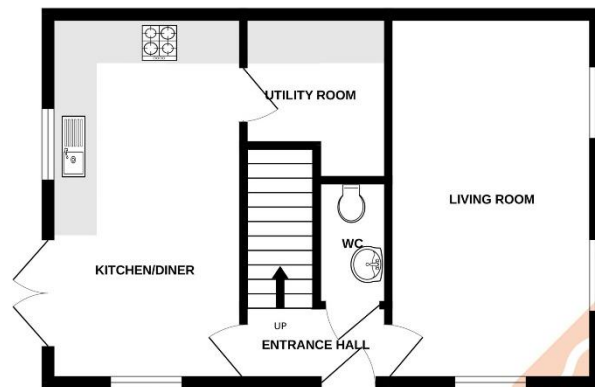
Residents Management Company

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.





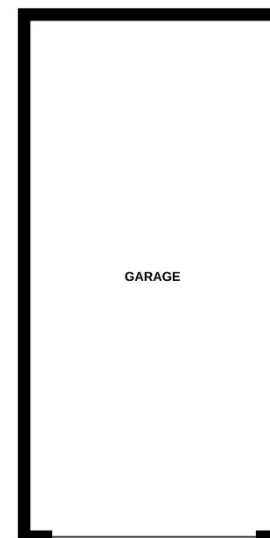
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



GARAGE
290 sq.ft. (27.0 sq.m.) approx.



KEMPTON DRIVE, BARLEYTHORPE, OAKHAM LE157QL

TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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		94 A
81-91	B	82 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.