



6 Kempton Drive, Barleythorpe, Oakham, LE15 7QL

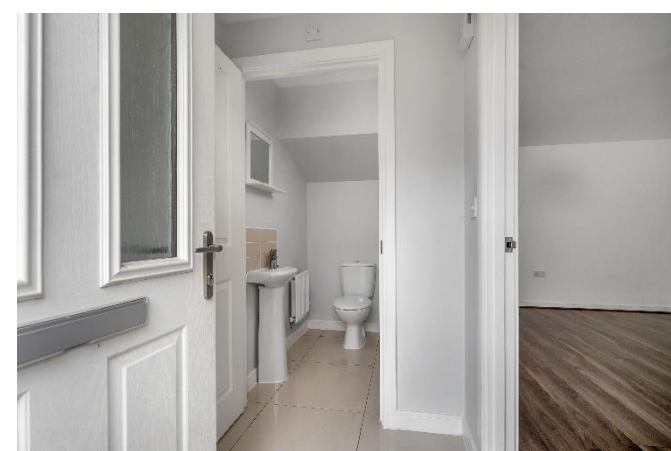
 **NEWTON FALLOWELL**

 3  2  1

Key Features

- Modern Terraced Home
- Three Bedrooms & Two Bathrooms
- Lounge & Kitchen Diner
- Freshly Decorated
- No Onward Chain
- Two Car Driveway
- Private Rear Garden
- Early Viewing Advised
- EPC Rating C
- Freehold

£250,000





Offered to the market with NO ONWARD CHAIN is this superbly presented THREE BEDROOM modern family home. The property is set in the popular Barleythorpe development boasting, a sitting room, open kitchen/diner, a family bathroom and ensuite to the principal bedroom, a low maintenance rear garden and TWO PARKING SPACES.

On entering the home, you'll be greeted by a tiled hallway, which continues into the ground floor WC and meets the living room. The living room offers an engineered wood effect flooring which continues to the inner hallway where the stairs rise to the first floor accommodation, and a door leads you into the kitchen. Here there are a range of fitted units to both wall and base level with complimentary surface areas, an integrated cooker, freestanding fridge freezer and space for a dish washer and washing machine. To the opposite end, French doors lead you out to the rear garden and there is ample space for a table & chairs. To the first floor there are three bedrooms with the principal bedroom enjoying an ensuite 3 piece shower room. Completing the first floor accommodation is a modern family bathroom with shower over the bath.

Outside there is a small area of garden to the front that has been landscaped for ease of maintenance with an inset footpath leading to the front door. To the right side of the property is a communal driveway leading into a parking area where there are two dedicated parking spaces and gated access into the rear garden. To the rear, the garden has been landscaped for ease of maintenance with an expanse of artificial lawn, slate shingle borders, a useful timber shed and a patio terrace meeting the rear of the property.





Room Measurements

Entrance Hall 1.56m x 1.53m (5'1" x 5'0")

WC 1.42m x 1.02m (4'8" x 3'4")

Living Room 4.24m x 3.43m (13'11" x 11'4")

Kitchen/Diner 4.55m x 3.3m (14'11" x 10'10")



First Floor Landing 2.62m x 2.16m (8'7" x 7'1")

Bedroom One 3.35m x 3.1m (11'0" x 10'2")

Ensuite 2.44m x 1.52m (8'0" x 5'0")

Bedroom Two 3.1m x 2.24m (10'2" x 7'4")

Bedroom Three 2.21m x 2.08m (7'4" x 6'10")

Bathroom 2.21m x 1.88m (7'4" x 6'2")

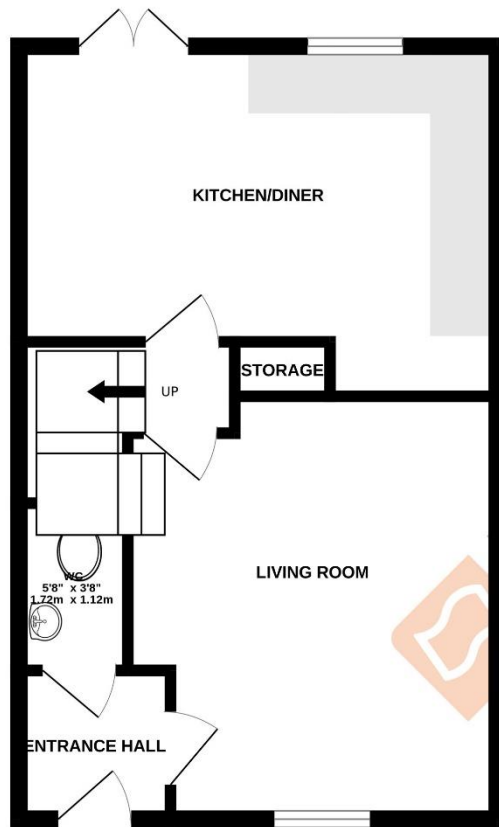
Residents Management Company

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 £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

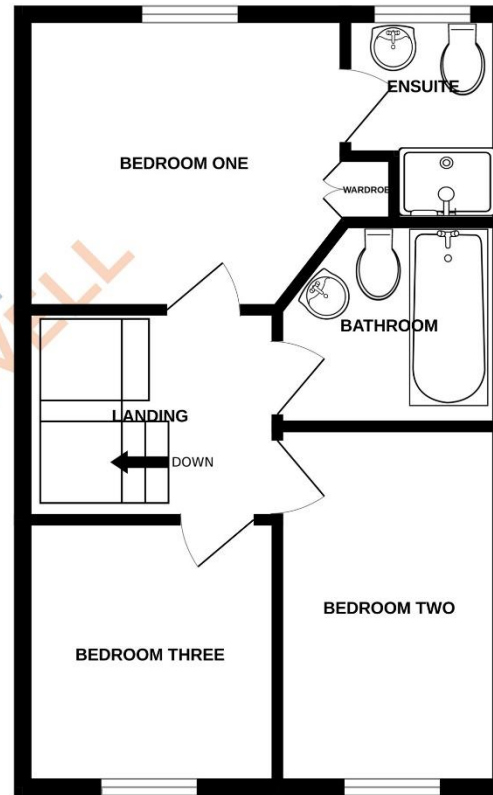




GROUND FLOOR



1ST FLOOR



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		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

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 £62 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.