



14 Racecourse Road, Barleythorpe, Oakham, LE15 7TF



NEWTON FALLOWELL

4 2 1

Key Features

- Well-Presented Family Home In A Desirable Location
- Four Excellent Bedrooms, Ideal For Growing Families
- Open-Plan Sociable Living Areas
- Modern Kitchen/Breakfast Room With Separate Utility Room
- Built-In Practical Solutions Throughout
- Single Detached Garage & Off-Street Parking
- Excellently Maintained Private Rear Garden
- Sought-After Location With Excellent Commuter Routes
- EPC Rating B
- Freehold

£350,000





Occupying a desirable position in the ever-popular area of Barleythorpe, this modern and well-designed four-bedroom family home offers excellent flexibility and contemporary living in a convenient setting close to Oakham's schools, amenities, and transport links.

Internally, the property offers a light and spacious layout. The welcoming entrance hall leads through to a generous open plan sitting and dining room, perfect for both family life and entertaining. The kitchen/breakfast room sits to the front of the home, fitted with modern cabinetry and integrated appliances, while the separate utility room and ground-floor WC enhance the property's practicality.

Upstairs, the home features four well-proportioned bedrooms, including a bright master bedroom with en-suite shower room and built-in wardrobes. The additional bedrooms are served by a stylish family bathroom, making the property perfectly suited to modern family living or professional households seeking extra space. Ample built-in storage throughout further adds to the home's everyday convenience.



Externally, the property is equally impressive. The landscaped frontage gives strong kerb appeal, while the private driveway provides off-street parking for multiple vehicles, leading to a single detached garage. To the rear, a well-presented courtyard garden offers a low-maintenance outdoor retreat ideal for relaxation or entertaining.

Situated in a highly regarded residential area, this property combines modern comfort, thoughtful design, and excellent accessibility – making it an ideal choice for young professionals, commuters, or growing families alike.



Entrance Hall 3.07m x 2.01m (10'1" x 6'7")

Kitchen 4.84m x 2.71m (15'11" x 8'11")

Utility Room 1.79m x 1.7m (5'11" x 5'7")

WC 1.55m x 0.64m (5'1" x 2'1")

Dining Room 3.44m x 2.56m (11'4" x 8'5")

Living Room 4.66m x 3.26m (15'4" x 10'8")



First Floor Landing 3.04m x 1.88m (10'0" x 6'2")

Bedroom One 3.23m x 2.59m (10'7" x 8'6")

Ensuite 2.1m x 0.94m (6'11" x 3'1")

Bedroom Two 3.93m x 2.68m (12'11" x 8'10")

Bedroom Three 2.71m x 2.68m (8'11" x 8'10")



Bedroom Four 2.46m x 2.4m (8'1" x 7'11")

Bathroom 2.25m x 1.73m (7'5" x 5'8")

Garage 6.03m x 2.77m (19'10" x 9'1")

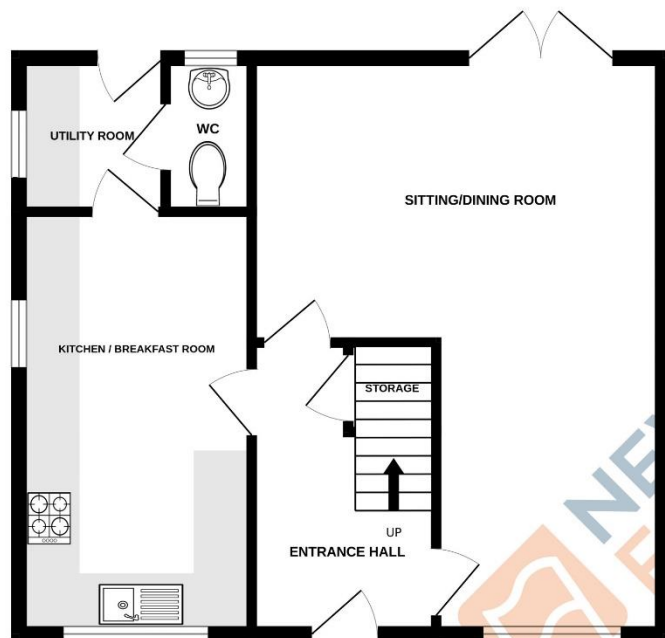


Residents Management Company

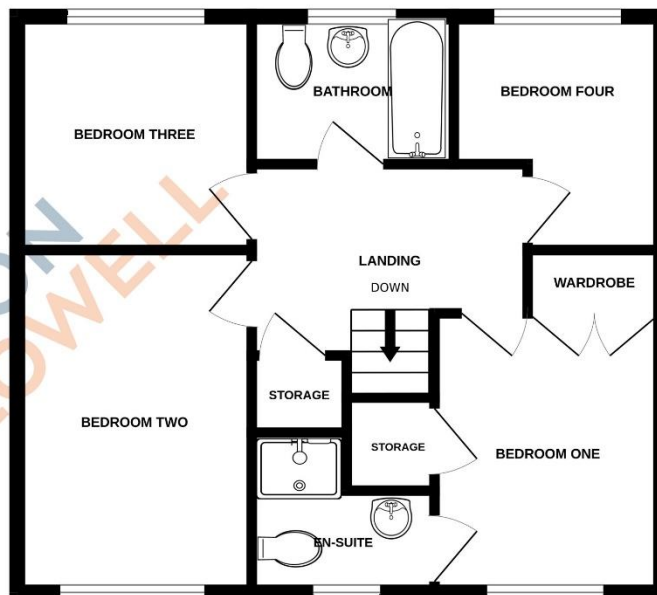
The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



RACECOURSE ROAD, BARLEYTHORPE LE15 7TF

TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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		
81-91	B	83 B	83 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: D

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.