



1 Ascot Close, Barleythorpe, Oakham, LE15 7TS

 **NEWTON FALLOWELL**

4 2 3

## Key Features

- Modern Detached House
- Four Double Bedrooms
- En-Suite to Master
- Enclosed Walled Rear Garden
- Driveway & Single Garage
- Well Presented
- Popular Location for Catmose College
- NO CHAIN
- EPC Rating B
- Freehold

£435,000





Set on a desirable corner plot with an excellent south-facing walled rear garden is this detached well-kept family home. Within a short walk into Oakhams town center this excellent property offers a spacious modern fitted breakfast kitchen, two reception rooms, four double bedrooms, en-suite shower room, and family bathroom. We advise an internal viewing at the earliest opportunity!

Sitting over two floors you enter via the front aspect into the light and airy entrance hall where doors provide access to the downstairs accommodation and the stairs flow to the first floors landing. The good-sized living room with a feature bay window sits to the side of the property and offers a flexible family space. The kitchen offers floor to wall base units and has a range of integral appliances and leads through to the utility room and then on to the rear garden. A separate study and dining room finish the downstairs accommodation. The first-floor landing has access to the four double bedrooms, with the master boasting a modern en-suite shower room. This floor is completed by the family bathroom.

Externally, the property is set on a corner with a tarmac driveway providing off-road parking for two vehicles and leads to the oversized single garage. A side gate leads to the landscaped, south-facing walled rear garden suitable for the growing family. If you are after that family home within easy access to Catmose School then we would highly recommend you view this property.



#### 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 £175 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



Entrance Hall 3.10m x 2.40m (10'2" x 7'11")

Lounge 4.50m x 3.40m (14'10" x 11'2")

Study 2.40m x 2.30m (7'11" x 7'6")

Dining Room 3.10m x 2.50m (10'2" x 8'2")

Kitchen 5.30m x 2.40m (17'5" x 7'11")



Utility Room 2.09m x 1.79m (6'11" x 5'11")

WC 2.00m x 1.74m (6'7" x 5'8")

First Floor Landing 3.61m x 1.45m (11'10" x 4'10")

Bedroom One 3.90m x 3.54m (12'10" x 11'7")

Ensuite 2.31m x 1.41m (7'7" x 4'7")



Bedroom Two 3.85m x 3.10m (12'7" x 10'2")

Bedroom Three 3.10m x 2.80m (10'2" x 9'2")

Bedroom Four 3.40m x 3.04m (11'2" x 10'0")

Bathroom 1.90m x 1.59m (6'2" x 5'2")

Single Garage 6.02m x 3.07m (19'9" x 10'1")

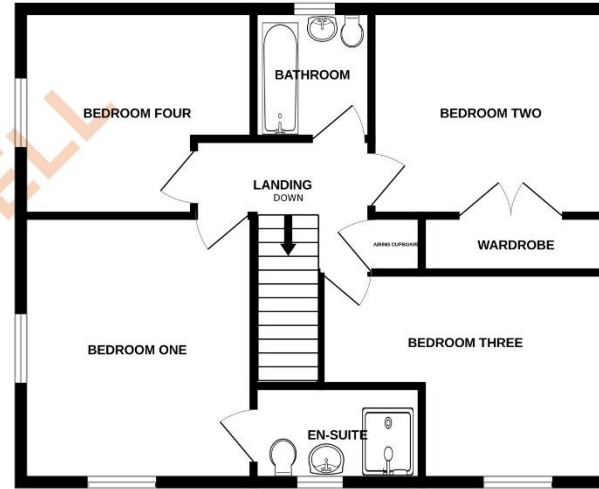
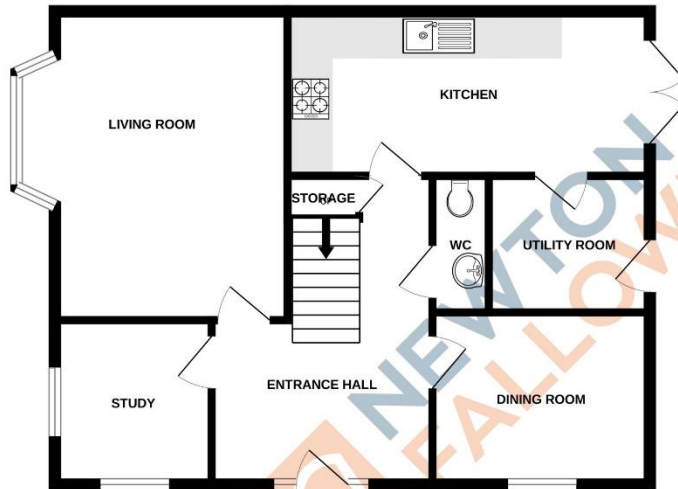
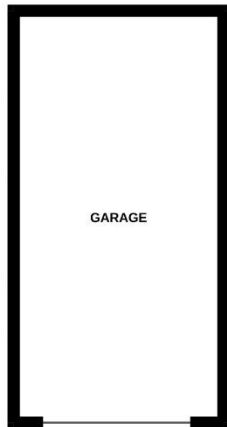




SINGLE GARAGE  
199 sq.ft. (18.5 sq.m.) approx.

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



ASCOT CLOSE, BARLEYTHORPE

TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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		93 A
81-91	B	84 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.