



Ascot Close

Barleythorpe

Ascot Close

Barleythorpe

- Detached family home
- South facing walled gardens
- Four double bedrooms
- Family bathroom, ensuite
- Three reception rooms
- Bellway Homes Property
- Kitchen/breakfast room
- Single garage to the rear
- EPC Rating / Council Tax Band D / Freehold

General Description

Alexanders are pleased to offer this detached family home built by Bellway Homes with four double bedrooms, a south facing walled garden, located within in a quiet cul-de-sac on the popular Barleythorpe Estate.

With a kitchen/breakfast room and three reception rooms, this is an ideal family home on a lovely corner plot with a detached single garage to the rear.

Accommodation

Ground Floor: Entrance hall, cloakroom, sitting room, breakfast/kitchen, utility room and study.

First Floor: Four bedrooms, en-suite and family bathroom.

Agent's Note

Great value for a growing family.



Location

Barleythorpe is very popular with families, with area of parklands, a pub and community shop. The village being on the outskirts of the historic market town of Oakham benefits from a full range of shops, eateries, local amenities and has easy access to Rutland Water.

There are excellent independent primary and secondary schools in the area of Oakham, Stamford and Uppingham.

The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London, commutable within an hour.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP (Tel: 01572 722577). Council Tax Band D.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

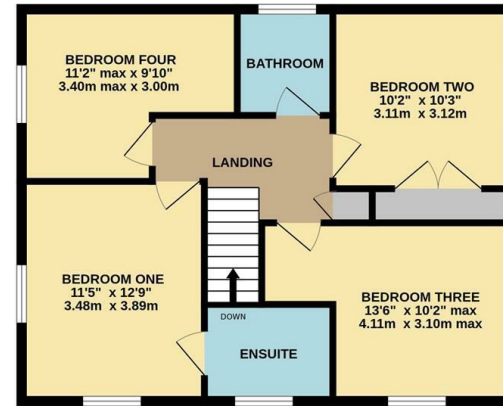
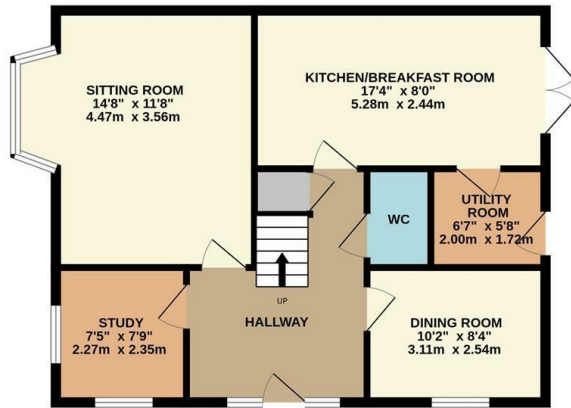
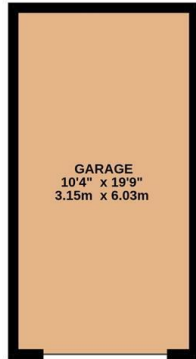
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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.
Made with Metropix ©2024



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.