



Alexanders
FOR SALE
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alexanders.co.uk

Paddock Avenue

Barleythorpe

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Barleythorpe

- End plot with double carport
- Three bedrooms, en-suite
- Porch, sitting room
- Cloakroom, utility
- Kitchen/dining room
- Popular family estate
- Sunny aspect to the rear
- Solar panels, gas fired heating
- EPC Rating B / Council Tax Band C / Freehold

General Description

Set in a very unique position at the end of a cul-de-sac with a double carport adjacent this family home stands out from many of this style on the estate.

With three bedrooms, en-suite, family bathroom, spacious living space open to a dining/kitchen opening on to the sunny enclosed rear gardens this is one to view. The property also benefits from solar panels.

Location

Barleythorpe is a popular village with lots of open areas on the estate for walking and parks on the outskirts of the historic market town of Oakham which 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.

Agents Note

A truly unique plot for a home on the estate.



Accommodation Summary

Ground Floor: Entrance porch, cloakroom, utility, sitting room, dining/kitchen.

First Floor: Landing, three bedrooms, en-suite, family bathroom.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01572) 369292.

Tenure

Freehold.

Services

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

Local Authority

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

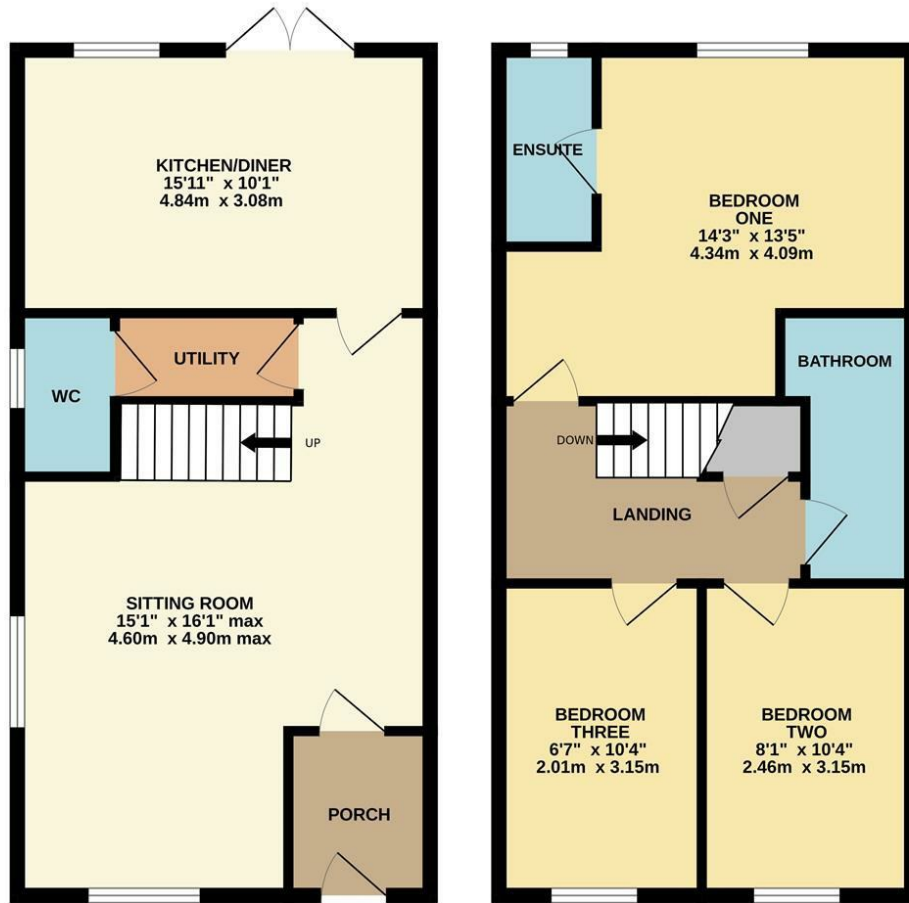
Measurements

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 : 1033 sq.ft. (96.0 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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Viewing by appointment only

Alexanders

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 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.