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Detached family home is positioned on the Barleythorpe Development overlooking a pleasant green and play park close to Oakham Town Centre

- Detached Family Home
- Walking Distance To Amenities
- Kitchen Diner
- Four Bedrooms
- Master Bedroom With Ensuite
- Generous Garden
- Garage
- Off Road Parking

Aintree Avenue, Barleythorpe, LE15 7TR

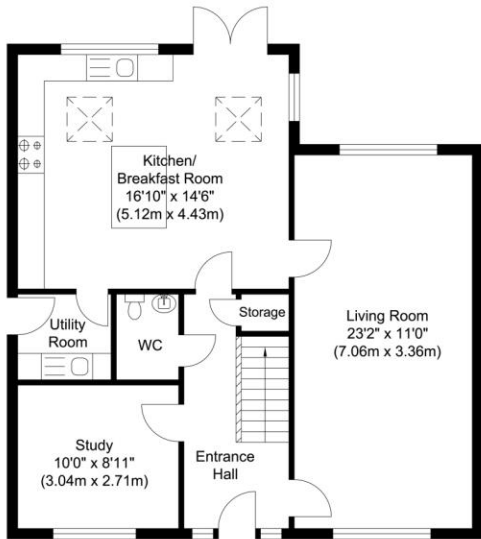
This attractive detached family home is positioned on the Barleythorpe Development overlooking a pleasant green and play park close to Oakham Town Centre, train station and amenities.

Accommodation comprises entrance hall, to the right is the large living room which is the full width of the house with patio doors onto garden. To the left is an office/snug. To the rear of the property is the large dining kitchen with cream high gloss units offering ample cupboard space and a pull-out larder cupboard, and a vaulted ceiling with Velux windows. There is an integral fridge freezer and dishwasher, an oven with a gas hob and extractor hood. The attached utility has wall and base cupboards to match, with space for separate washing machine and tumble dryer. To the first floor there are four bedrooms, two with storage and a family bathroom with bath and shower and ensuite to Master Bedroom. Externally there is a generous rear garden mainly laid to lawn with patio areas for outside entertaining. To the front of the property is a single garage and off road parking.

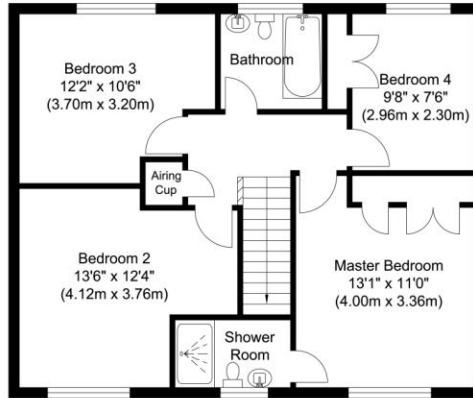




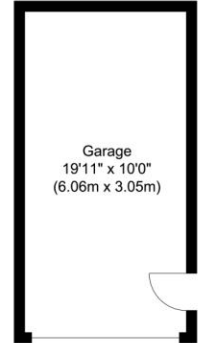
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Ground Floor
Approximate Floor Area
757.00 sq. ft
(70.30 sq. m)



First Floor
Approximate Floor Area
654.00 sq. ft
(60.80 sq. m)



Outbuilding
Approximate Floor Area
200.00 sq. ft
(18.50 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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