



Blacksmiths Avenue, Barleythorpe

One of only three similar four bedroom detached properties on the Barleythorpe development situated on a spacious plot backing on to woodland with a double garage and off road parking for four cars.



FEATURES

- Detached family home in an exclusive location
- Spacious plot
- Modern kitchen/diner
- Four double bedrooms
- Versatile office/fifth bedroom
- Three bathrooms & W/C
- Beautiful garden & summer house
- Double garage & off road parking
- NO CHAIN



G R O U N D F L O O R

The property stands proudly on Blacksmiths Avenue, Barleythorpe. Entering the front door you are welcomed into a spacious entrance hall where you will find the downstairs W/C and stair case leading you to the first floor. Off to the left of the front hall is the spacious dual aspect living room with patio doors opening out to the south facing patio and garden beyond.

A spacious office/ fifth bedroom is located to the rear of the hall and has views out over the garden.

Oak flooring throughout the ground floor leads you through to the spacious Kitchen/Diner that boasts integrated appliances as well as a floating breakfast bar.

Situated just off the kitchen is the utility room that provides space for white goods as well as access to the plot beyond.



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FIRST FLOOR & EXTERNAL

To the first floor are four spacious double bedrooms and a large family bathroom. Both the master and second bedroom boast spacious ensuites from new.

Externally the property boasts a spacious rear garden that backs onto a wooded area. There is also a summer house with power situated on hard standing to the rear of the double garage.

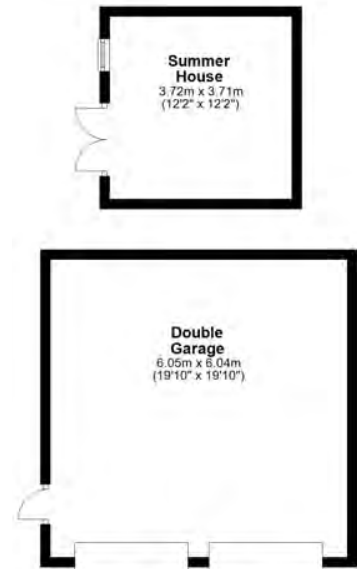
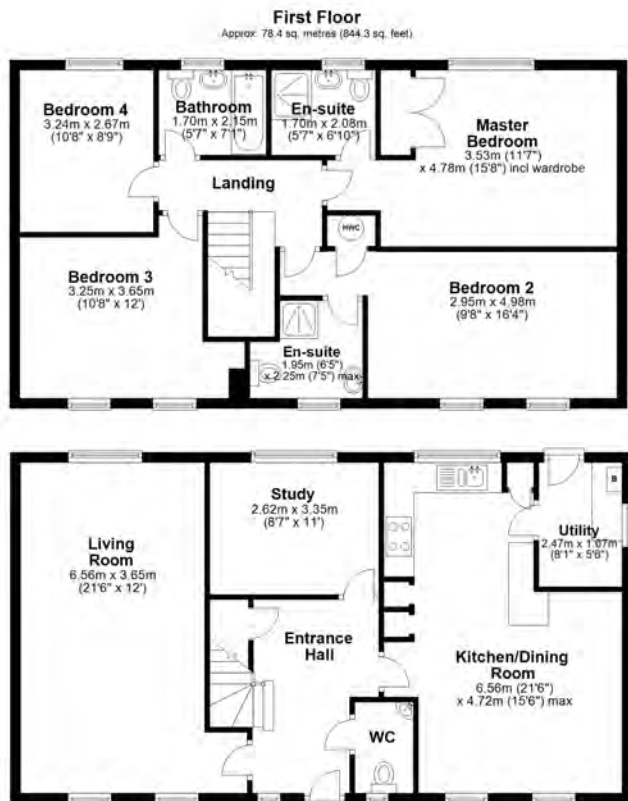
The property is only a few minutes drive from the centre of Oakham with amenities including doctors surgery and hospital multiple restaurants & cafes and shops and the highly popular Secondary School Catmose College. There are also a number of well regarded Primary, Preparatory and Independent Schools within walking distance of the property. Oakham Railway Station provides easy transport links to further towns and cities as well as Oakham Bus Station which offers regular services around the town and through to neighbouring villages/cities.

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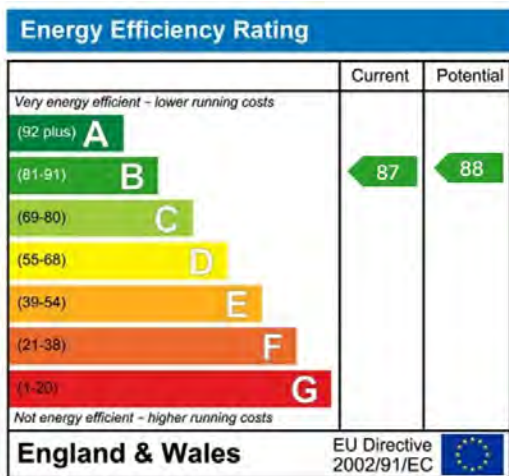




Total area: approx. 207.0 sq. metres (2227.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors. Plan produced using PlanUp.

EPC RATING



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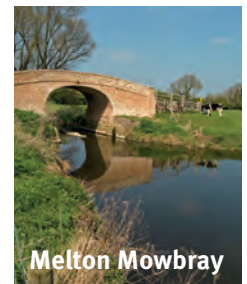
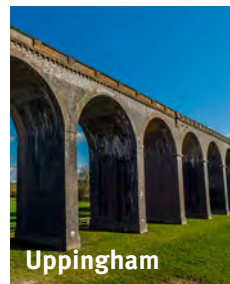
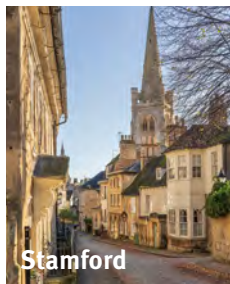
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