



Main Road, Barleythorpe

Situated in the sought-after village of Barleythorpe, this modern detached four-bedroom family home is offered for sale with no onward chain

FEATURES

- Detached Family Home Situated In A Prime Location
- Open-Plan Dining/Living Room
- Four Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage
- Walking Distance To Amenities
- NO ONWARD CHAIN



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ACCOMMODATION

The accommodation comprises a welcoming entrance hall, a ground floor W.C., a comfortable living room, an impressive open-plan kitchen/dining area, utility room, four spacious double bedrooms including an en-suite to the principal bedroom, and a family bathroom. Upon entering the home, you are greeted by a bright and airy entrance hall with stairs rising to the first floor and doors leading to the main living areas. The front-facing living room features a large double-glazed window and an inset electric fire, creating a cosy yet elegant atmosphere.

To the rear of the property lies the stylish kitchen/diner, well-appointed with integrated appliances including a gas hob with stainless steel extractor hood, double oven, fridge/freezer, and dishwasher. The kitchen is finished with metro-style tiled splashbacks, a tiled floor in the kitchen area, and wooden flooring in the dining space. French doors open out to the rear garden, allowing for seamless indoor-outdoor living.

Adjacent to the dining area is a practical utility room with additional workspace, stainless steel sink, and plumbing for both a washing machine and tumble dryer. A door provides side access to the property. A conveniently located downstairs W.C. completes the ground floor. Upstairs you'll find four generously sized double bedrooms. The principal bedroom, positioned at the front of the house, includes a built-in wardrobe and a private en-suite shower room. Bedroom two, also to the front, benefits from its own built-in wardrobe and a large window. Bedrooms three and four overlook the rear garden, offering peaceful views. The modern family bathroom includes a panelled bath with handheld shower, separate shower cubicle, vertical radiator, and a side window.

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EXTERNAL

The property occupies a sizable plot with a fully enclosed rear garden that is mainly laid to lawn, complemented by two patio seating areas—ideal for outdoor entertaining. A gate provides direct access to the driveway and garage.

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 £178.57 per property, per annum and is reviewable on an annual basis.



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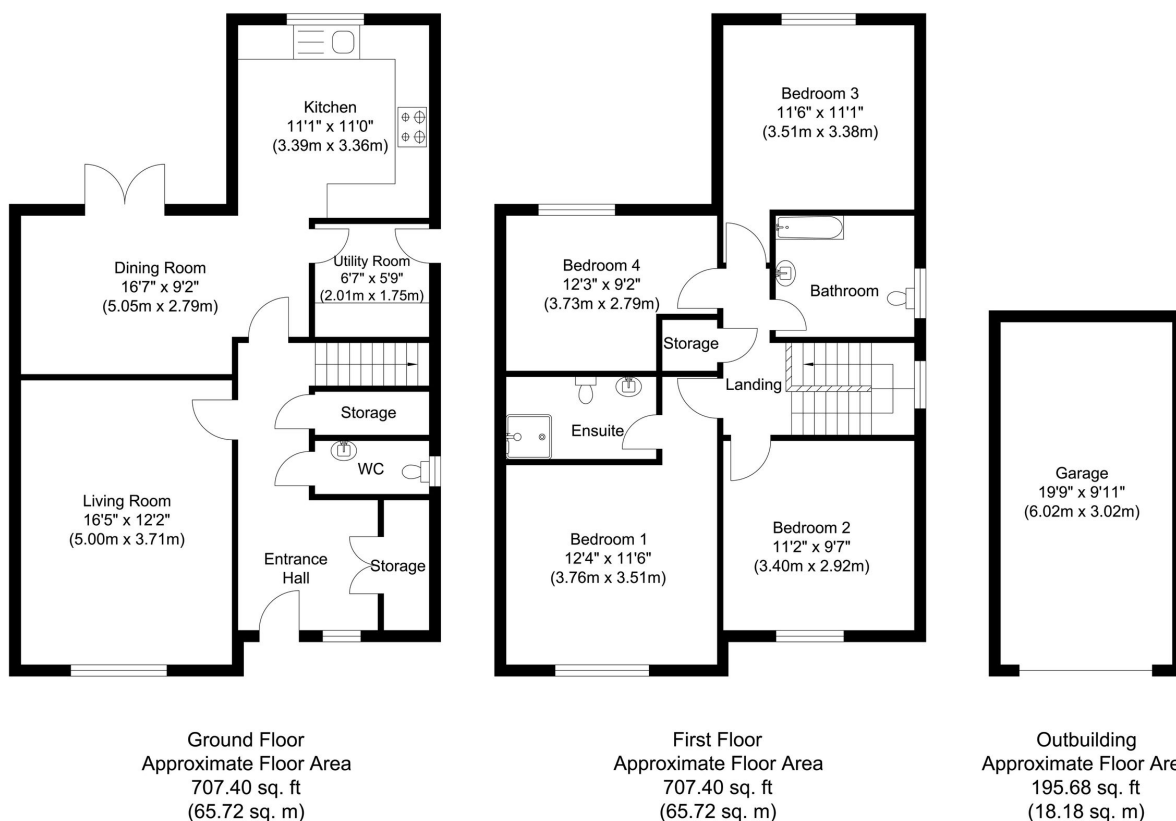
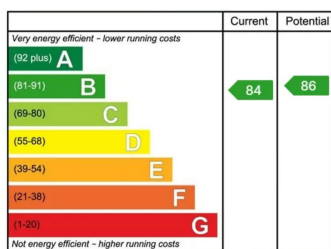


Illustration for identification purposes only, measurements are approximate, not to scale.

EPC RATING



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