



Aintree Avenue, Barleythorpe

This attractive detached family home is positioned on the North side of the Oakham Heights development in Barleythorpe close to Oakham Town Centre, train station and amenities.

FEATURES

- Detached Family Home Situated In A Prime Location
- Open-Plan Kitchen Diner
- Four Double Bedrooms
- Three Reception Rooms
- Private Driveway and Garage
- Private Rear Garden
- Overlooking The Green & Park





ACCOMMODATION

Accessed via a private drive, the immaculately presented accommodation comprises a large two-way entrance hall with stairs leading up in the centre with light ash Amtico flooring, to the right is the room presently called and used as a snug, but could be used for formal dining or as a children's playroom with window overlooking the green at the front. To the left is a good sized office, with room for 2 desks/work stations. Living room with large window overlooking the garden and feature log burner. To the rear of the property is the large Dining Kitchen with vaulted ceiling and velux windows. Conker brown Amtico flooring throughout and cream high gloss units offering ample cupboard space and a pull-out larder cupboard. There is an integral fridge freezer and dishwasher, a double 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 Under the stair storage cupboard has the fibre connection for broadband and a good storage space (also Amtico flooring)

To the first floor there are four double bedrooms, two with storage and a family bathroom with bath and shower and ensuite to Master Bedroom.

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EXTERNAL

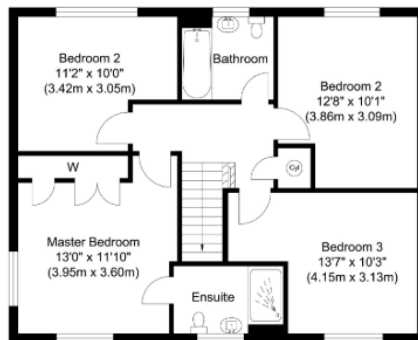
Externally the garden has a beautiful hand-built kitchen/bar and several planters containing herbs with numerous trees, shrubs and climbers. There are areas with decorative aggregates and also a lawned area with two patio areas both complete with wooden arbours. Against the rear boundary is a living willow wall providing excellent privacy. There are two power sockets and two external lights, plus an outside tap. To the side of the property, accessed by a wooden gate, is a large single garage at 21ft x 11ft including a workbench and various shelving. The driveway to the front of the garage is tarmac with decorative aggregate and provides parking for several vehicles.

Oakham is a lovely market town, within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

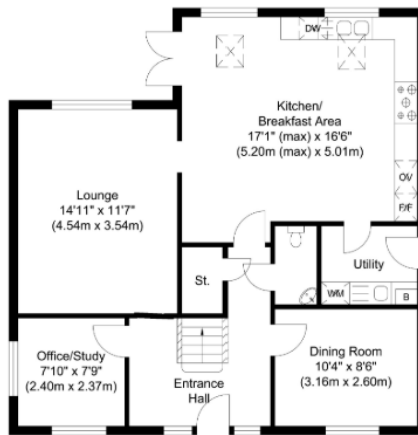
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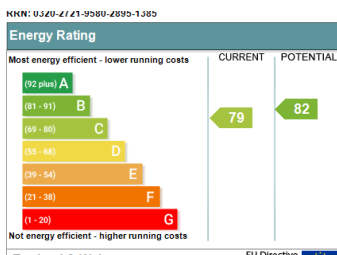
First Floor
Approximate Floor Area
669.83 sq. ft
(62.23 sq. m)



Ground Floor
Approximate Floor Area
782.96 sq. ft
(72.74 sq. m)

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

EPC RATING



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