



Connells

Kempton Drive
Barleythorpe Oakham

Kempton Drive Barleythorpe Oakham LE15 7QL

for sale
£300,000



Property Description

Beautifully presented modern three-bedroom detached home located in the highly desirable Barleythorpe development, just on the edge of Oakham.

Built with contemporary living in mind, this stylish home offers a bright and spacious lounge, a sleek open-plan kitchen/diner with French doors opening out to a private rear garden, and a convenient downstairs WC. Upstairs features three well-sized bedrooms, including a master with en-suite, and a modern family bathroom.

Outside, enjoy a well-maintained garden, ideal for entertaining or family relaxation, plus driveway parking for multiple vehicles.

Situated moments from Oakham town centre with shops, cafes, and local amenities. Excellent local schooling and green spaces nearby. Easy access to Oakham train station for commuters. Short drive to Rutland Water for leisure and nature lovers

This is a perfect home for young families, professionals, or those looking to downsize to a peaceful yet well-connected area.

Ground Floor

Lounge

9' 7" x 16' 11" (2.92m x 5.16m)

Having a radiator, TV points and double-glazed windows to the front and side aspects.

Kitchen/Diner

17' x 9' (5.18m x 2.74m)

Fitted kitchen with a range of wall and base units, gas hob and electric oven, radiator, sink unit with double-glazed window over and integrated appliance. Having a dining area and patio door to the garden.

Utility Room

6' 7" x 5' 7" (2.01m x 1.70m)

Leading into from the kitchen, with cupboard space, work surfaces radiator and integrated washing machine.

Cloakroom

With wash hand basin, radiator and toilet.

First Floor

Bedroom 1

7' 10" x 13' 2" (2.39m x 4.01m)

With radiator and double-glazed windows to the front and side.

En-Suite

Having a shower unit, wash hand basin, radiator, toilet and double-glazed window.

Bedroom 2

13' 4" x 10' 4" (4.06m x 3.15m)

With airing cupboard, radiator and double-

glazed window to the front.

Bedroom 3

8' 10" x 6' 10" (2.69m x 2.08m)

With radiator and double-glazed window to the side.

Bathroom

A Part tile family bathroom benefiting from both shower and bath, WC and wash hand basin. additional features include extractor fan and radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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