



1 Bramble Close, Barleythorpe, Rutland, LE15 7UA
Offers In The Region Of £525,000



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An opportunity has arisen to acquire this executive three-storey family home offering immaculately presented, extended accommodation with a host of high-quality fittings set within walking distance of nearby schooling and enjoying far-reaching countryside views.

** Lounge * Dining Room/Office * Dining Kitchen * Laundry Room * Cloakroom/WC * 5 Good-size Bedrooms * 3 Bath-/Shower Rooms * Double Garage * Ample Parking * Beautifully Landscaped Gardens **



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DESCRIPTION

Stunning, sympathetically extended and beautifully presented detached house set on an attractive plot with south-facing rear garden and enjoying far-reaching countryside views from upper floors.

Protected by a comprehensive CCTV system, this beautiful home occupies an enviable location within walking distance of nearby schooling.

The property offers spacious accommodation with five bedrooms and three bath/shower rooms appointed to a high standard throughout and has been enhanced by a cleverly designed laundry room at the side of the property. The interior features a superb fitted kitchen with quartz work surfaces, high-quality LVT flooring and Google Nest control for central heating zones.

The accommodation is arranged over three storeys and can be summarised as follows:

GROUND FLOOR: Reception Hall, Cloakroom/WC, Lounge, Dining Kitchen, Dining Room/Office, Laundry Room;

FIRST FLOOR: Master Suite of large Bedroom, Wardrobe Area and Shower Room, two further Bedrooms, Bathroom;

SECOND FLOOR: two large double Bedrooms, Jack-and-Jill Shower Room.

OUTSIDE there is a detached double Garage accessed via a shared driveway, an attractively arranged open-plan area of garden to the front and a fully enclosed, landscaped garden to the rear.

ACCOMMODATION

GROUND FLOOR

Porcelain paved walkway leads to:

Canopy Porch

Double-glazed composite front door opening to:

Reception Hall 5.11m x 1.80m (16'9" x 5'11")

Radiator, tiled flooring, staircase with open spindles and high-quality LVT flooring leading to first floor, Google Nest control panel.

Cloakroom/WC

White suite comprising low-level WC and pedestal hand basin with tiled splashback, radiator, tiled flooring, obscure glazed window to rear.

Lounge 6.83m x 3.38m (22'5" x 11'1")

Elegant, dual-aspect reception room with ample space for a dining table, two radiators, LVT flooring, window to front and French doors giving access to porcelain paved rear patio area.

Dining Kitchen 3.94m x 4.09m (12'11" x 13'5")

Superb range of contemporary good-quality units incorporating extensive quartz work surfaces, inset 1.5-bowl stainless steel sink with mixer tap and adjoining integral drainer grooves, ample high-gloss

soft-close base cupboards and deep drawers, matching eye-level wall cupboards and tall larder cupboard. Integrated appliances comprise eye-level double electric oven, gas hob with glass splashback and stainless steel extractor hood above and dishwasher.

Wall-mounted gas central heating boiler, radiator, tiled flooring, recessed ceiling spotlights, French doors opening to porcelain paved south-facing rear patio area.

Dining Room/Office 3.18m x 2.62m (10'5" x 8'7")

Radiator, tiled flooring, window to front.

Laundry Room 2.92m x 2.54m (9'7" x 8'4")

Excellent utility area featuring a range of contemporary units comprising slimline wooden work surfaces, inset single drainer sink unit with mixer tap and ample soft-close base and wall-mounted units. There is under-counter space and plumbing for washing machine, as well as space and vent for tumble dryer.

Tiled splashbacks, attractive flooring, radiator, feature vaulted ceiling with three roof lights and recessed spotlight, radiator, dual-aspect windows to front and side, external double-glazed door leading to paved drying area.

FIRST FLOOR

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Landing

LVT flooring, built-in cylinder cupboard, further built-in store cupboard, stairs with open spindles and LVT flooring leading to first floor.

Master Suite

comprising:

Bedroom One 3.99m x 3.15m + dressing area (13'1" x 10'4" + dressing area)

Large double bedroom with recess ideal for a dressing table, radiator and two windows to front enjoying a pleasant outlook.

Wardrobe Area

Two fitted double wardrobes with hanger rails and shelves, access to en-suite Shower Room.

En-suite Shower Room 2.92m x 1.35m (9'7" x 4'5")

White suite comprising low-level WC, pedestal hand basin and double shower cubicle with mixer shower above. Heated towel rail, tile-effect vinyl flooring, shaver point, recessed ceiling spotlights, extractor fan, obscure glazed window to rear.

Bedroom Two 3.33m x 3.38m (10'11" x 11'1")

Another spacious double bedroom with radiator and window to front providing attractive views.

Bedroom Three 3.40m x 2.26m + recess (11'2" x 7'5" + recess)

Currently used as a Study, this room has a large recess ideal for a built-in wardrobe, radiator, LVT flooring and window to rear.

Bathroom 2.08m x 1.68m (6'10" x 5'6")

White suite comprising low-level WC, pedestal hand basin and panelled bath. Tiled splashbacks, heated towel rail, tile-effect vinyl flooring, recessed ceiling spotlights, extractor fan, obscure glazed window to rear.

SECOND FLOOR

Landing

Handrail with open spindles, LVT flooring.

Bedroom Four 3.23m x 3.48m + recess (10'7" x 11'5" + recess)

Generously-proportioned double bedroom with large recess ideal for built-in wardrobes or a dressing area, radiator, access to eaves area and dual-aspect windows providing far-reaching countryside views.

Jack-and-Jill Shower Room 3.48m x 1.70m (11'5" x 5'7")

This en-suite shower room has doors for access both from Bedroom Four and Bedroom Five and is stylishly fitted with a white suite comprising low-level WC, shower cubicle with mixer shower and tiled splashback and rectangular hand basin with mixer tap mounted on Corian top with splashback and vanity cupboards beneath. Heated towel rail, tile-effect vinyl flooring, recessed ceiling spotlights, extractor fan, double-glazed roof light to rear.

Bedroom Five 3.38m x 5.23m (11'1" x 17'2")

Huge double bedroom with two radiators, access to

eaves area, window to side and window to front taking in open countryside views.

OUTSIDE

Detached Double Garage

Light and power, twin up-and-over doors, TV aerial point, potential loft storage.

Front Garden

The property is set back from the road with front garden laid to lawn with adjoining well-stocked borders featuring rose bushes and colourful shrubs and plants.

A tarmac driveway (which gives access to the neighbouring property) leads to the double Garage and provides off-road parking for four vehicles.

Rear Garden

The fully enclosed rear garden enjoys a high degree of privacy and has been landscaped to feature an extensive patio area with beautiful porcelain paving which extends on one side of the property to provide a further good-size seating area ideal for enjoying the evening sun. To the other side of the property, there is a contrasting porcelain paved drying area with an ingenious foldaway drying line. The garden also includes a lawn with borders stocked with shrubs, bushes and climbing roses.

SERVICES

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a small village lying to the north-west of Oakham about a mile and a half from the centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc. For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford.

In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good service to London, King's Cross. Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

COUNCIL TAX

Band F
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending

purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



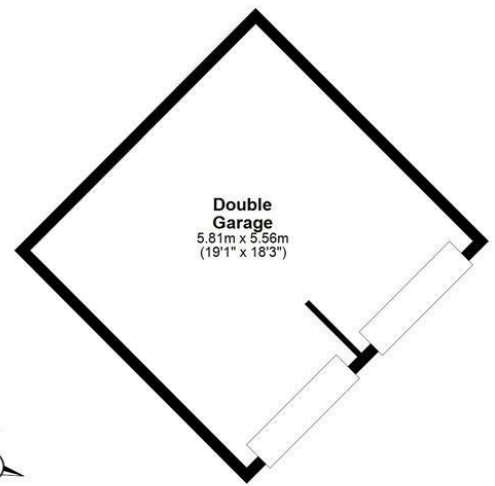




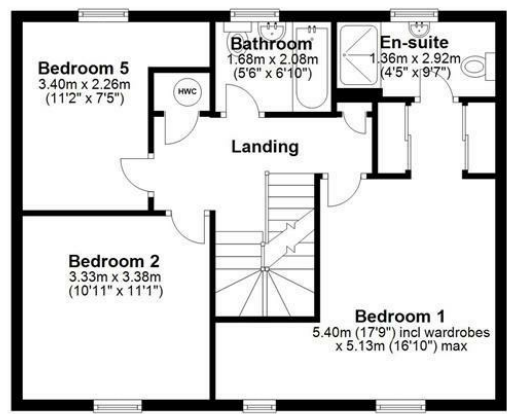




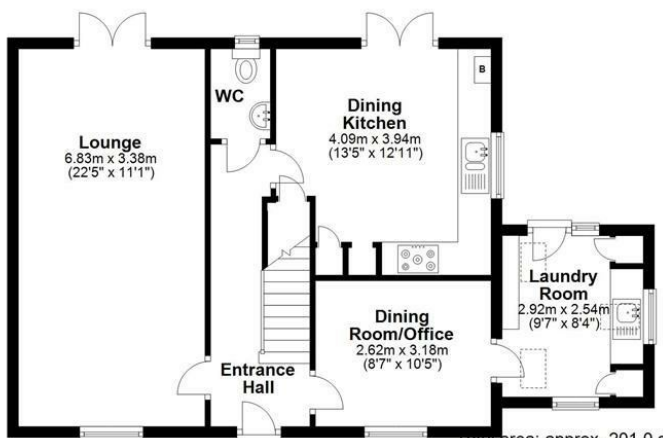
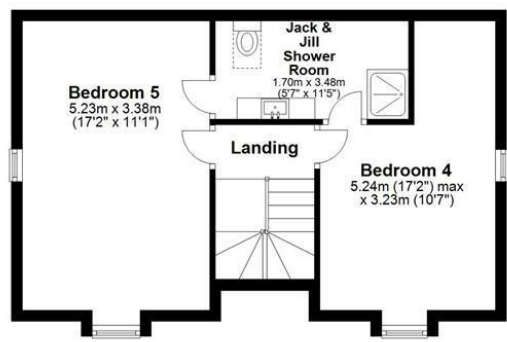
Ground Floor
Approx. 98.4 sq. metres (1059.3 sq. feet)



First Floor
Approx. 58.8 sq. metres (632.5 sq. feet)



Second Floor
Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 201.0 sq. metres (2164.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	81	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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