



**1 Aintree Avenue, Barleythorpe, Rutland, LE15 7TR**  
**Offers Over £425,000**



Chartered Surveyors & Estate Agents

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**1 Aintree Avenue, Barleythorpe, Rutland, LE15 7TR**

**Tenure: Freehold**

**Council Tax Band: D (Rutland)**



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Executive detached house with single garage and beautifully landscaped, enclosed rear garden occupying a corner plot on a popular development on the edge of Oakham, within easy walking distance from an excellent secondary school, railway station and town centre amenities.



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The property offers stylishly presented, contemporary family accommodation appointed to a high standard throughout and featuring an array of good quality fittings. Benefiting from gas-fired central heating and double glazing, the energy-efficient interior is arranged over two storeys and can be summarised as follows:

**GROUND FLOOR:** Reception Hall with bespoke staircase, Cloakroom/WC, Study, Dining Room, Sitting Room, excellent Breakfast Kitchen with high quality integrated appliances, matching Utility Room;  
**FIRST FLOOR:** Master Bedroom with en-suite Shower Room, three further Double Bedrooms, Family Bathroom.

Please note there is an estate maintenance charge payable in respect of the property which currently constitutes £140.33 per annum (payable in advance).

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall

Composite front entrance door with windows to either side, radiator, bespoke central oak staircase with open spindles leading to first floor, ergonomic built-in under-stairs storage.

#### Cloakroom/WC

Contemporary white suite of low-level WC and corner hand basin with curved vanity cupboards beneath, radiator.

#### Study 2.13m x 2.36m (7'12" x 7'9")

Radiator, dual-aspect windows to front and rear with fitted plantation blinds.

#### Dining Room 3.12m x 2.62m (10'3" x 8'7")

Radiator, window to front with fitted plantation blinds.

#### Sitting Room 4.57m x 3.43m (15'0" x 11'3")

Decorative fireplace recess with raised hearth and display shelf above, radiator, bay window to side with fitted plantation blinds.

#### Breakfast Kitchen 5.38m x 2.92m (17'8" x 9'7")

Superbly refitted in a modern shaker style and featuring composite work surfaces incorporating breakfast bar area, inset stainless steel sink with mixer tap and grooved drainer, ample base cupboard and drawer units and matching eye-level wall cupboards with ambient lighting beneath.

Integrated appliances comprise eye-level Neff electric double oven, Bosch dishwasher, Bosch fridge-freezer and Neff four-ring gas hob with stainless steel extractor hood above.

Attractive fitted Apollo Slab Tech splashbacks, radiator, tiled floor, recessed ceiling spotlights, French door leading to rear garden.

#### Utility Room 2.03m x 1.78m (6'7" x 5'10")

Fitted with units (to match kitchen) comprising composite worktop with inset stainless steel sink with mixer tap, grooved drainer, wooden upstand and

metro-style tiled splashbacks, base cupboards and eye-level wall cupboards. There are two under-counter appliance spaces, one of them with plumbing for washing machine. Potterton gas-fired central heating boiler, tiled floor, external door to side.

## FIRST FLOOR

#### Gallery-style Landing

Built-in airing cupboard housing hot water cylinder, radiator, access hatch to partially boarded loft.

#### Bedroom One 3.98m x 3.50m (13'0" x 11'5")

Range of built-in John Lewis furniture comprising one double wardrobe, one single wardrobe and adjoining chest of drawers, radiator, dual-aspect windows to front and side with fitted plantation blinds.

#### En-suite Shower Room 2.16m x 1.35m (7'1" x 4'5")

White suite comprising concealed-cistern WC and hand basin with mixer tap set within unit with adjoining vanity top and cupboards beneath, large shower enclosure, radiator, attractive tiles to walls, window to front.

#### Bedroom Two 3.81m x 3.02m (12'6" x 9'11")

Radiator, window to side.

#### Bedroom Three 4.14m max x 3.18m (13'7" max x 10'5")

Radiator, window to front with fitted plantation blinds.

#### Bedroom Four 3.51m x 2.97m (11'6" x 9'9")

Radiator, window to side with fitted plantation blind.

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## Bathroom 2.16m x 1.91m (7'1" x 6'3")

Contemporary white suite comprising 'P'-shaped shower bath with Mira shower and curved screen, concealed-cistern WC and hand basin with mixer tap set in vanity unit with granite-effect top and cupboards beneath. Metro tiles to splashbacks, radiator, window to rear.

## OUTSIDE

### Detached Single Garage 4.60m x 2.51m (15'1" x 8'3")

The garage is situated at the rear of the property and is accessed via a driveway which provides additional off-road parking for up to three cars.

A timber hand gate from the driveway gives external access to the walled side garden.

## Gardens

To the front and side of the property there is an area of garden bounded by decorative low-level walling and laid mainly to lawn, with colourful borders containing flowering plants and paved pathway leading to the front door.

To the other side lies a south-west-facing, fully enclosed garden which has been professionally landscaped to create a statement, contemporary space ideal for al fresco entertaining in the summer months and enjoying its privacy in solitude alike. The garden includes a large shaped paved patio (adjoining the side elevation of the house and rear of

the garage), a further paved seating area with timber pergola above, a shaped lawn with circular stone feature, an inset specimen tree and plant, raised bed stocked with an array of climbers, bushes and plants, trained apple tree and a gravel corner terrace with an elegant water feature and inset ornamental grasses.

## TENURE

Freehold

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

Indoor: EE - voice and data likely; Three, O2, Vodafone - voice and data limited;  
Outdoor: EE, Three, O2, Vodafone - voice and data likely.  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

## BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town

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.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

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.

The area has a good selection of well-regarded independent and state schools.

## COUNCIL TAX

Band D  
Rutland County Council, Oakham 01572-722577

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## FLOOD RISK

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

## 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.

## N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## 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.

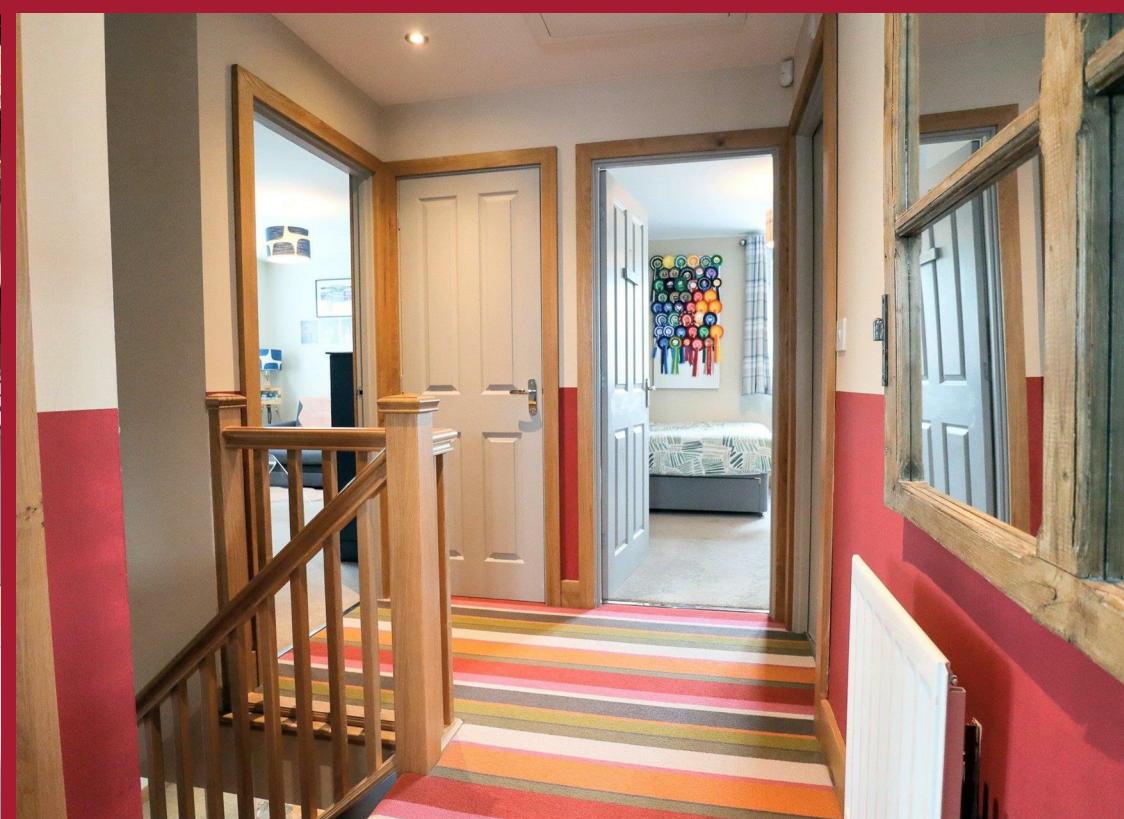
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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

Money Laundering Regulations 2003

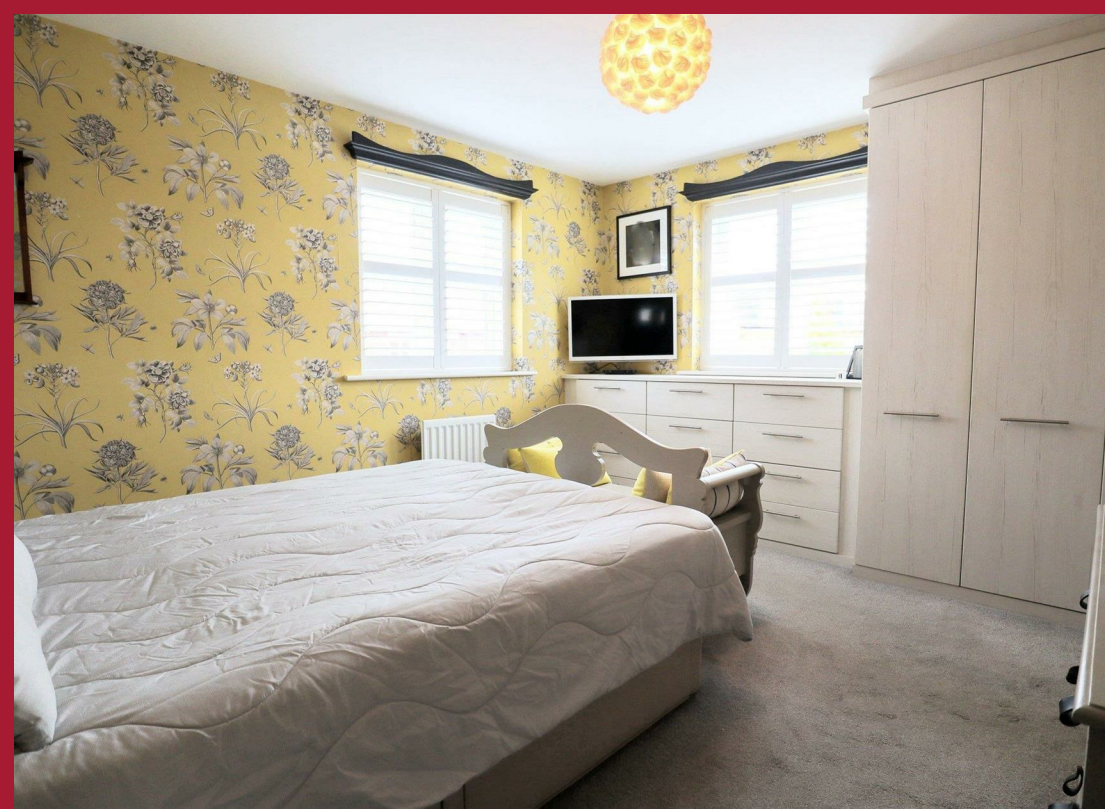
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.







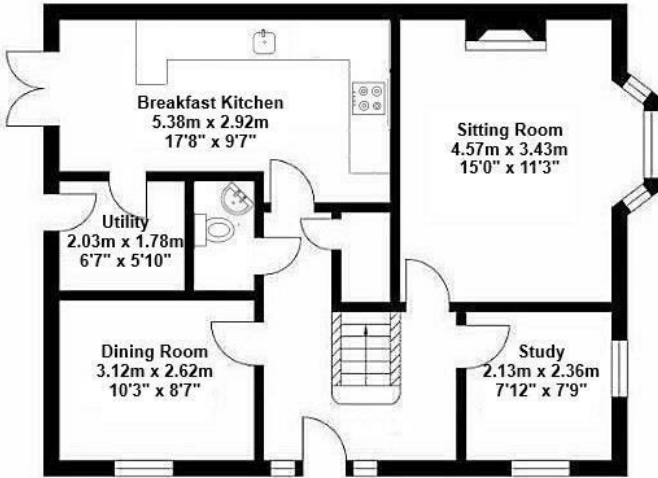




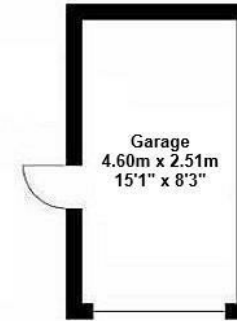
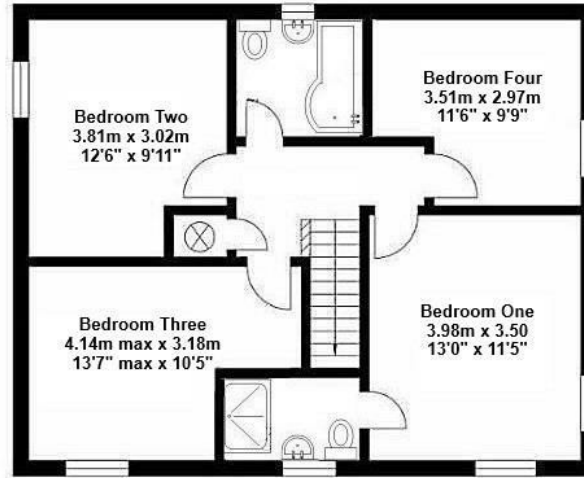




**GROUND FLOOR**



**FIRST FLOOR**



*Not to scale - for identification purposes only*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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