





# Kempton Drive Barleythorpe

- Four bedroom detached family home
- Remaining NHBC warranty
- Open-plan kitchen/diner with French doors
- Downstairs WC and understairs storage
- Main bedroom featuring en suite
- Ample off-road parking including garage and carport
- Sought after Barleythorpe location
- Sweeping countryside views
- EPC Rating B / Council Tax Band C / Freehold

Nestled in the charming area of Barleythorpe, this property presents an exceptional opportunity to acquire a delightful house ideally situated in a peaceful neighbourhood while still being conveniently close to local amenities.

The house boasts a well-designed layout that maximises space and natural light. With its modern features and tasteful finishes. There is an open-plan kitchen/diner with integrated appliances and bespoke cabinetry. The design encourages a warm and sociable atmosphere, making it the heart of the home.

The house features a carport and a garage, providing ample space for parking and storage.







### General Description:

Alexanders offer to the market a delightfully modern four bedroom detached family home with private rear gardens, detached single garage and a large driveway with carport.

### Accommodation:

This superb family home was built by Bellway Homes in 2017 to the attractive "The Walton" Design, and is being sold with the remainder of its NHBC warranty.

The current owners have maintained and updated the property exceptionally well, with the living space centred around a welcoming entrance hall, stairs rising to four good sized bedrooms, the main bedroom benefiting from a refitted modern shower room and alcove for bedroom furniture. There is also a three-piece family bathroom servicing the three remaining bedrooms.

On the ground floor there is a formal sitting room, large kitchen/diner with bespoke units and French doors leading out onto the garden, a useful understairs cupboard and WC.

### Gardens and land:

Externally, the rear gardens have been landscaped and enjoy a great degree of privacy with open views to the rear. The garden is mainly laid to artificial grass, with a paved seating terrace directly to the rear of the property. There are raised sleepers and space for a garden shed behind the detached garage accessed via the driveway and carport providing off-road parking for two vehicles.

### Location:

Barleythorpe is a popular village with lots of open areas on the estate for walking, located on the outskirts of the historic market town of Oakham which benefits from a full range of shops, eateries, local amenities and has easy access to Rutland Water. There are excellent independent primary and secondary schools in the area of Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby and Kettering all of which have main trainline services to London commutable within an hour.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion. Annual service charge of £175 applies.

### Local Authority:

Rutland County Council, Catmose House, Catmos Street, Oakham, Rutland, LE15 6HP. Council Tax Band C.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.







Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

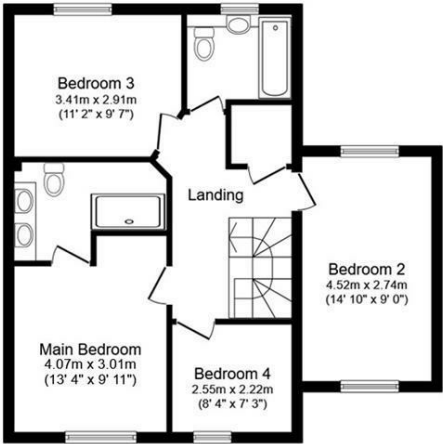
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Kempton Drive, Barleythorpe, Oakham, LE15 7QL



Ground Floor

Floor area 48.0 sq.m. (516 sq.ft.)



First Floor

Floor area 60.9 sq.m. (656 sq.ft.)

Total floor area: 127.9 sq.m. (1,376 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

