



1 Blacksmiths Avenue, Barleythorpe,
Oakham, LE15 7TD

 **NEWTON FALLOWELL**



Key Features

- Superb Four-Bedroom Detached Family Home
- Exceptionally Well Presented & Modernised Throughout
- Open-Plan Kitchen / Dining Room Forming The Heart Of The Home
- Rear Garden Room Providing Additional Living Comfort
- Downstairs WC, Two En - Suite Bedrooms Plus Family Bathroom
- Separate Living Room & Well-Proportioned Reception Spaces
- Detached Single Garage & Driveway Parking
- Popular Location Close To Schools & Amenities
- Freehold

Offers Over £475,000





Situated within the popular and well-established Barleythorpe community of Oakham, this attractive four-bedroom detached home offers generously proportioned accommodation presented to an exceptional modern standard throughout. The property has been thoughtfully upgraded and carefully maintained by the current owners, resulting in a home that combines stylish contemporary presentation with a practical and well-balanced layout ideally suited to modern family living.

The ground floor is centred around an impressive open-plan kitchen / dining room, forming the natural hub of the home. The kitchen is well appointed with contemporary cabinetry, generous work surfaces and a central island that anchors the space while providing excellent preparation and informal dining areas. The layout easily accommodates a full dining area, making it particularly well suited to both everyday family use and entertaining. To the rear, a light-filled garden room provides an excellent additional living or office space, enjoying pleasant views over the garden and creating a seamless connection between the interior and outdoor areas.

Complementing the main living space, a separate living room offers a comfortable and more traditional reception area, ideal for quieter evenings or family relaxation. The entrance hall provides a flexible and practical space, including useful storage alongside a convenient ground floor WC, ensuring the layout remains highly practical for day-to-day family life.

To the first floor, four well-proportioned bedrooms are arranged around a central landing. The master bedroom benefits from an en-suite shower room, while a second bedroom also enjoys its own en-suite, providing excellent flexibility for guests or older children. The remaining bedrooms are served by a well-appointed family bathroom, ensuring the home comfortably accommodates growing families or visiting guests.

Externally, the rear garden offers a well-maintained and family-friendly outdoor environment, with a generous patio area ideally suited to outdoor dining and entertaining, leading onto a lawned garden that provides ample space for recreation. A detached garden office further enhances the versatility of the property, offering an excellent solution for home working, hobbies or additional leisure space.

The property also benefits from a detached single garage with direct personnel access from the garden, alongside driveway parking for multiple vehicles.

Barleythorpe remains a highly desirable area of Oakham, particularly popular with families due to its proximity to well-regarded schools, local amenities and convenient commuter links.





Room Measurements

Entrance Hall 4.5m x 3.96m (14'10" x 13'0")

Living Room 4.5m x 3.51m (14'10" x 11'6")

WC 1.96m x 1.17m (6'5" x 3'10")

Storage 1.96m x 1.01m (6'5" x 3'4")

Kitchen/Dining Room 7.47m x 3.7m (24'6" x 12'1")

Garden Office 4.58m x 2.73m (15'0" x 9'0")

First Floor Landing 2.95m x 2.58m (9'8" x 8'6")

Bedroom One 4.92m x 2.71m (16'1" x 8'11")

Ensuite 1.97m x 1.52m (6'6" x 5'0")

Bedroom Two 4.5m x 3.51m (14'10" x 11'6")

Ensuite 2.55m x 1.6m (8'5" x 5'2")

Bedroom Three 3.7m x 2.55m (12'1" x 8'5")

Bedroom Four 2.9m x 2.89m (9'6" x 9'6")

Bathroom 2.18m x 1.96m (7'2" x 6'5")

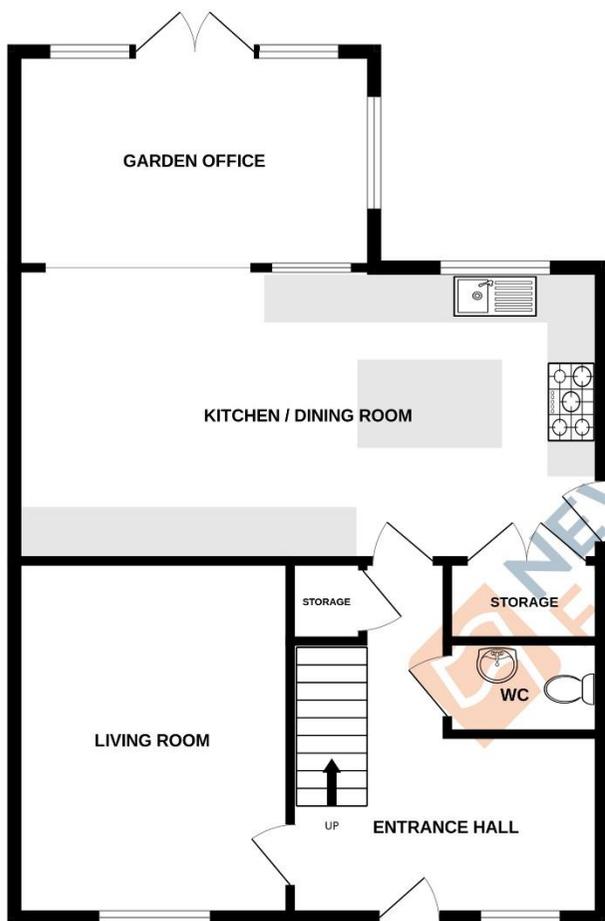
Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information





GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



BLACKSMITHS AVENUE, OAKHAM, LE15 7TD

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.