



Hurfords

Wakerley Road, Barrowden, Oakham Freehold £750,000

Key Features



- Four bedroom detached property
- Double garage
- Ample driveway
- Generous garden
- Utility room

Regarded as one of the county's most desirable villages, Barrowden is renowned for its picturesque stone cottages, welcoming community, excellent village pub, thriving local amenities, and beautiful surrounding countryside, making it an exceptional place to call home.

From the moment you arrive, this impressive home makes a lasting first impression. Set back from the road behind an expansive front garden, the property enjoys an extensive driveway providing ample off-road parking, alongside a double garage offering further parking, excellent storage or the ideal space for a workshop or hobby area.

Stepping inside, you are welcomed by a spacious entrance hallway, beautifully flooded with natural light, immediately creating a warm and inviting atmosphere.



To your right, the principal living room extends the full depth of the property, creating an impressive and versatile reception space. Large windows to the front frame pleasant views over the generous frontage, whilst sliding patio doors open directly onto the rear garden, allowing light to pour through and providing a seamless connection between inside and out.

Returning to the hallway, you are led into the kitchen, which in turn opens into an additional reception room currently offering the perfect space as a dining room or cosy snug. Equally, this room presents exciting potential for those looking to create a stunning open-plan kitchen dining and family space, subject to the necessary planning permissions and building regulations.

The home was thoughtfully extended historically, creating yet another generous reception room, currently arranged as a formal dining room. This highly adaptable space could equally serve as a family room, playroom, home office or additional sitting room, depending on individual needs.

The ground floor is further complemented by a dedicated study, ideal for home working, a practical utility room and a convenient cloakroom/WC.



Wakerley Road LE15 8EP
Approximate Gross Internal Area
Total = 2226 SQ FT / 207 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.

Stairs rise to the first floor, where four well-proportioned bedrooms provide excellent family accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom complete with both a bath and separate shower.

From the front elevation, elevated views stretch across the neighbouring fields, adding to the property's appealing village setting.

Outside, the rear garden is a true highlight. Generous in size and predominantly laid to lawn, it offers an ideal space for families, entertaining and outdoor living. A paved patio provides the perfect spot for al fresco dining, while the abundance of space offers exciting potential for a garden room, home office or further landscaping, subject to any necessary consents.

Combining generous proportions, flexible living spaces and exciting scope for future enhancement, all within one of the area's most coveted villages, this is a wonderful opportunity to secure an exceptional family home in the heart of Barrowden.

Selling your property?

Contact us to arrange a FREE home valuation.

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