



13 Aintree Avenue, Barleythorpe, Oakham, LE15 7TR

 **NEWTON FALLOWELL**

4 2 1

## Key Features

- Immaculate Four-Bedroom Detached Home
- Quiet, Secluded Barleythorpe Location
- Modern Open-Plan Kitchen / Breakfast Room
- Rear Garden Access Via Double Doors
- Master Suite With Dressing Area & En-Suite
- Three Further Bedrooms & Family Bathroom
- Single Garage With Car Port
- Close To Amenities, Schools & Transport Links
- EPC Rating C
- Freehold

Offers in Excess of £350,000





Set within a quiet location within the ever-popular Barleythorpe area of Oakham, this immaculately presented four-bedroom detached family home offers well-balanced accommodation, modern open-plan living and a high standard of finish throughout, making it an ideal choice for contemporary family life.

The property is entered via a welcoming hallway, which provides access to a ground floor WC, useful storage facilities, the main living room, as well as the heart of the home; an impressive open-plan kitchen/breakfast room, thoughtfully arranged to create a sociable and functional space for everyday living and entertaining. Double doors open seamlessly into the rear garden, which is ideally suited to family life and entertaining.

To the first floor, the property offers four well-proportioned bedrooms. The master bedroom enjoys the benefit of a dedicated dressing area and a private en-suite shower room, creating a comfortable and well-defined master suite. The remaining bedrooms provide ample, generous and flexible accommodation, which are served by a modern family bathroom, ensuring excellent practicality for families of all sizes.

Externally, the home continues to impress. The property benefits from a single garage complemented by a car port, providing secure parking and additional storage. The setting is particularly appealing, offering a sense of privacy and seclusion while remaining conveniently located for local amenities and transport links.

Presented in immaculate condition throughout, this is a superb opportunity to acquire a modern detached home offering space, comfort and a highly desirable layout in a peaceful residential location.





### Room Measurements

Entrance Hall 4.4m x 2.5m (14'5" x 8'2")

Living Room 5.22m x 3.12m (17'1" x 10'2")

Kitchen/Breakfast Room 5.62m x 4m (18'5" x 13'1")

WC 2.21m x 1.1m (7'4" x 3'7")



Bedroom One 5.5m x 3.12m (18'0" x 10'2")

Ensuite 2.04m x 1.45m (6'8" x 4'10")

Bedroom Two 3.41m x 2.91m (11'2" x 9'6")

Bedroom Three 4.51m x 2.67m (14'10" x 8'10")



Bedroom Four 2.5m x 2.21m (8'2" x 7'4")

Bathroom 2.21m x 2.2m (7'4" x 7'2")

Garage 4.9m x 2.4m (16'1" x 7'11")

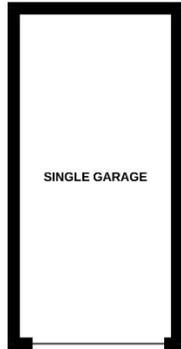
### Residents Management Company

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

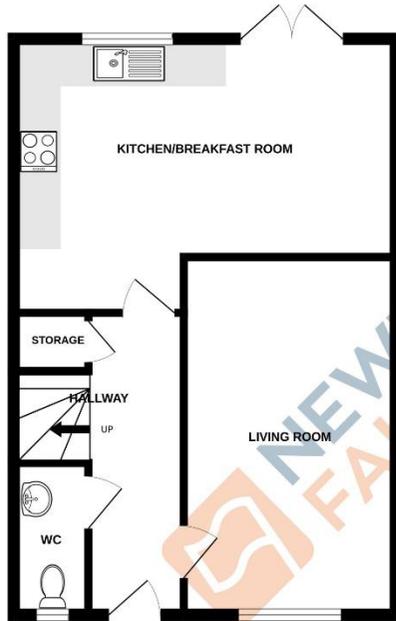




GARAGE  
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.2 sq.m.) approx.



AINTREE AVENUE, BARLEYTHORPE, OAKHAM, LE15 7TR

TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council  
Council Tax Band: C

#### 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.

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