



31 Kempton Drive, Barleythorpe

In Excess of £425,000

 **NEWTON FALLOWELL**

31 Kempton Drive

Barleythorpe, Oakham

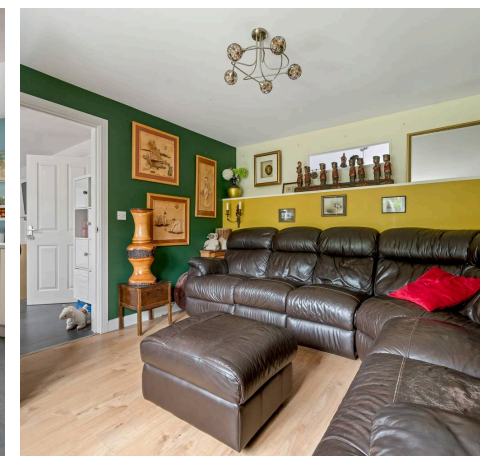
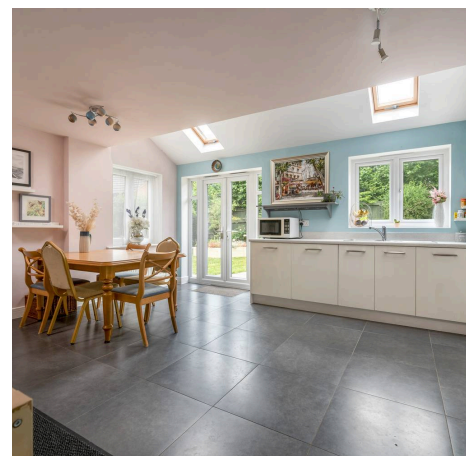
Features

- Spacious Four Bedroom Family Home
- Stunning Kitchen/Dining Room With Direct Garden Access
- Generous Bedroom Sizes, Ideal For Growing Families
- A Great Home For Entertaining & Family Gatherings
- Private Landscaped Garden To Rear
- Single Garage & Off Street Parking For Multiple Vehicles
- Popular Location With Proximity To Local Schools & Oakham Town Centre
- Ground Floor WC & Practical Solutions Throughout

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





This impressive fun-loving four bedroom detached house presents a superb opportunity for families seeking a spacious and versatile home in a highly regarded residential area close to Oakham town centre and local schools.

The property is thoughtfully designed to accommodate the needs of modern family living, offering generous proportions and a practical layout throughout. Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home which is the stunning kitchen and dining room, featuring contemporary fittings, ample storage, and direct access to the rear garden (ideal for hosting gatherings or enjoying family meals).

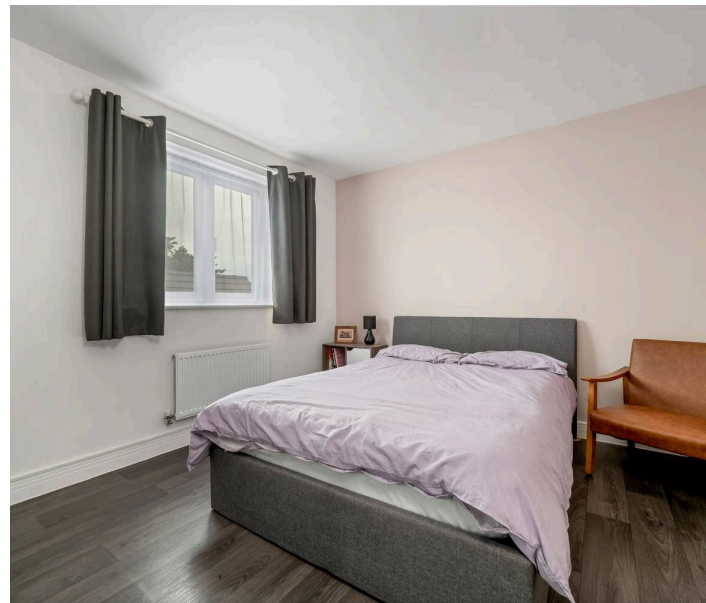
The ground floor also benefits from a convenient WC, a utility room, and a range of practical solutions, ensuring day-to-day living is both comfortable and efficient. Three further reception rooms compliment the ground floor, including a home study, ideal for working from home.

Upstairs, four well-proportioned bedrooms provide plenty of space for growing families, with each room offering flexibility and ample space. The family bathroom is finished to a high standard, complementing the overall quality of the accommodation, as well as a further en-suite shower room to the master bedroom.

Additional features include a single garage and off-street parking for multiple vehicles, providing secure and convenient options for homeowners and visitors alike, as well as a fully installed house alarm. The property's location is ideal for families, with reputable schools nearby and easy access to the wide range of amenities, shops, and leisure facilities that Oakham has to offer.



This home combines style, comfort, and practicality, making it a perfect choice for those seeking a welcoming environment to create lasting memories. Whether you are looking to upsize or searching for a property that offers both space and convenience, this four bedroom detached house is sure to impress with its thoughtful design and prime location. Early viewing is highly recommended to fully appreciate the quality and lifestyle opportunity this outstanding family home provides.





Study

10' 4" x 9' 1" (3.14m x 2.77m)

Family Room / Hobby Room

11' 2" x 9' 8" (3.40m x 2.95m)

Living Room

12' 0" x 11' 2" (3.65m x 3.40m)

Kitchen / Dining Room

17' 3" x 14' 8" (5.26m x 4.48m)

Utility Room

5' 10" x 5' 1" (1.79m x 1.56m)

Ground Floor WC

5' 2" x 4' 1" (1.57m x 1.25m)

Bedroom One

13' 3" x 11' 6" (4.03m x 3.50m)

Bedroom Two

13' 9" x 11' 3" (4.18m x 3.42m)

Bedroom Three

12' 1" x 10' 8" (3.69m x 3.24m)

Bedroom Four

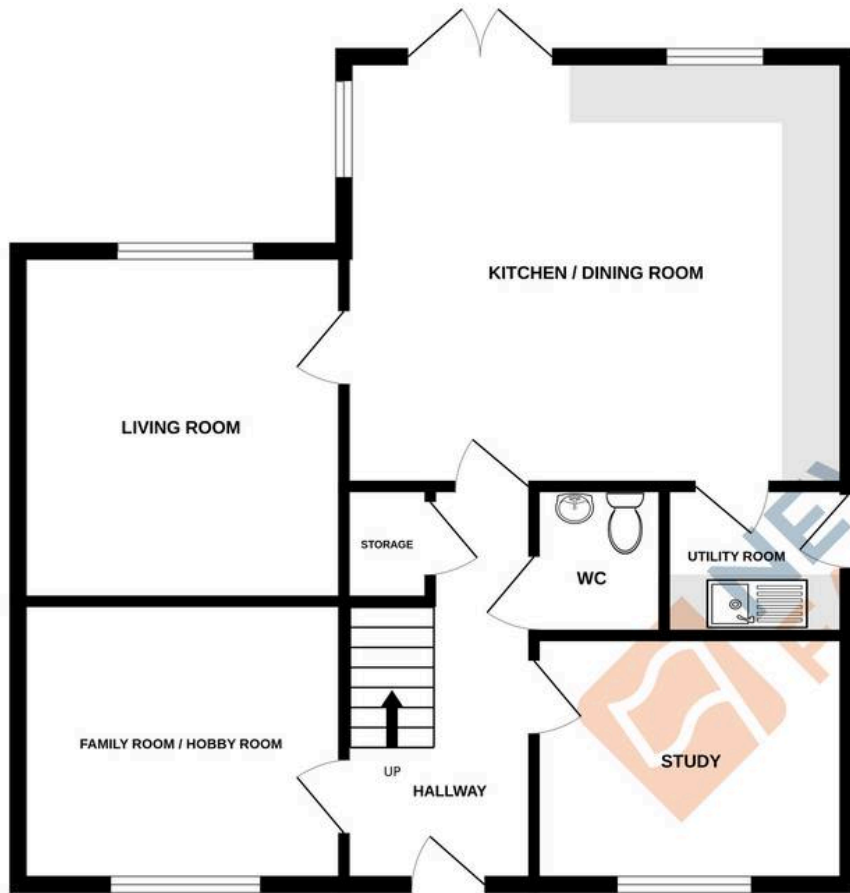
9' 10" x 9' 9" (3.00m x 2.96m)

Bathroom

6' 6" x 6' 3" (1.99m x 1.90m)



GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.



FIRST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



KEMPTON DRIVE BARLEYTHORPE, OAKHAM, LE15 7QL

TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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Newton Fallowell - Oakham

Newton Fallowell, 24 Catmos Street - LE15 6HW

01572 335005 · oakham@newtonfallowell.co.uk · newtonfallowell.co.uk/oakham

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