



Hawthorn Close, Barleythorpe

Set within a quiet cul-de-sac in the popular Barleythorpe development, this beautifully presented four-bedroom detached home offers generous family living space with modern finishes throughout.

FEATURES

- Beautifully presented four-bedroom detached family home
- Modern open-plan kitchen and dining room with French doors to the garden
- Separate study/snug, ideal for home working
- Two stylish bathrooms, both finished to an excellent standard
- Detached double garage
- Quiet cul-de-sac setting in the sought-after Barleythorpe





ACCOMMODATION

The ground floor features a welcoming entrance hall leading to a bright reception room, a study/snug ideal for home working, and an open-plan kitchen and dining room. The kitchen is fitted to a high standard with sleek units, integrated appliances, and French doors opening out to the garden. A separate, well equipped utility room and cloakroom complete the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with shower en-suite and built in wardrobes. A family bathroom with both bath and shower completes the first floor. The bathrooms throughout have been finished to a particularly high standard, featuring modern tiling and high-quality fittings that give a luxurious feel.

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EXTERNAL

Outside, the property benefits from a private rear garden and a large detached double garage behind the property

Barleythorpe is a highly sought-after area on the northern edge of Oakham, offering a lovely blend of modern community living and countryside surroundings. The development benefits from attractive green spaces, local play areas, and footpaths leading into open countryside, while still being just a few minutes from Oakham's vibrant market town centre. Oakham offers a range of independent shops, cafés, restaurants, and a popular weekly market, along with excellent schooling options including Brooke Priory and Oakham School. For commuters, Oakham train station provides regular services to Leicester, Peterborough, and London, while the nearby A606 and A1 offer easy road connections.

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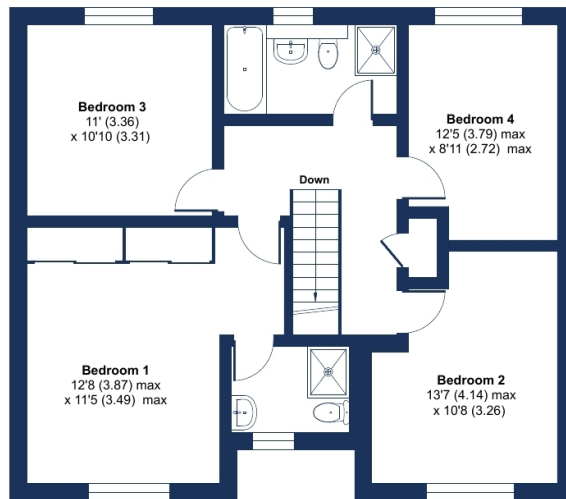
Hawthorn Close, Barleythorpe, Oakham, LE15

Approximate Area = 1572 sq ft / 146 sq m

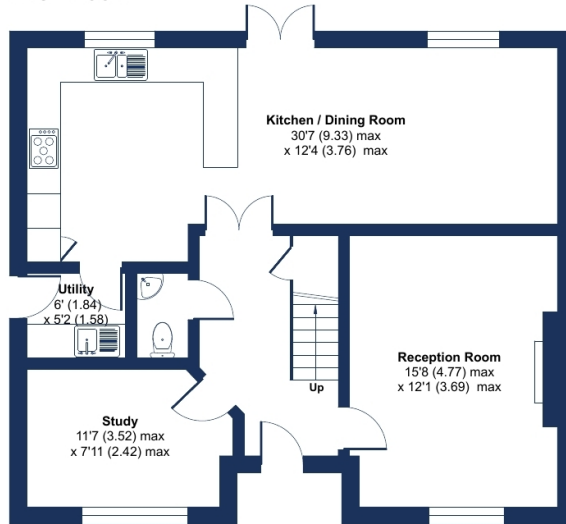
Garage = 325 sq ft / 30.1 sq m

Total = 1897 sq ft / 176.1 sq m

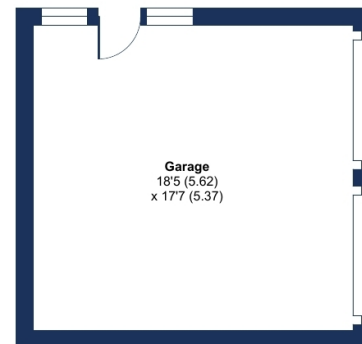
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FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Moores Estate Agents. REF: 1363903



EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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