

13 Barmstedt Drive, Oakham

£520,000

NEWTON FALLOWELL

13 Barmstedt Drive

Oakham

Situated in a highly sought-after Oakham neighbourhood, this impressively generous five-bedroom detached house offers an exciting opportunity for growing families seeking a long-term home. With three double bedrooms, three bathrooms and a double garage, the property provides a substantial foundation for family life, while offering scope for modernisation and a bespoke design.

Available with no onward chain, it presents an appealing prospect for buyers looking to create a home tailored to their own tastes and requirements. The accommodation offers the space and flexibility to adapt as family needs change, whether that means providing comfortable bedrooms for children, accommodating visiting relatives or setting aside a room for home working.

Five bedrooms give the household a choice of spaces, with three doubles offering particularly generous proportions. Two of the bedrooms benefit from en-suite facilities, complemented by a further bathroom, providing convenience for busy family routines and guests alike. The detached setting adds to the appeal of this substantial home, while its position in an established Oakham neighbourhood makes it an attractive choice for those looking to settle in a desirable location.

Outside, the property benefits from off-street parking for multiple vehicles, a practical advantage for households with more than one car and for those who regularly welcome visitors. A double garage provides further parking options, as well as useful space for storage, depending on individual requirements. Together, the parking and garage complement the generous accommodation and contribute to the everyday practicality of the home.















Entrance Hall
13' 9" x 6' 2" (4.20m x 1.89m)

Living Room
15' 10" x 13' 1" (4.83m x 3.99m)

Dining Room
12' 9" x 13' 1" (3.89m x 3.99m)

Ground Floor WC
8' 3" x 3' 10" (2.51m x 1.17m)

Office
11' 9" x 9' 9" (3.58m x 2.98m)

Kitchen / Breakfast
16' 8" x 13' 5" (5.09m x 4.09m)

Utility Room
6' 10" x 6' 1" (2.08m x 1.86m)

Bedroom One
15' 10" x 13' 1" (4.83m x 3.99m)

En-Suite (1)
6' 11" x 6' 2" (2.10m x 1.88m)

Bedroom Two
15' 11" x 13' 7" (4.85m x 4.13m)

En-Suite (2)
6' 4" x 5' 3" (1.94m x 1.60m)

Bedroom Three
13' 1" x 12' 10" (3.98m x 3.91m)

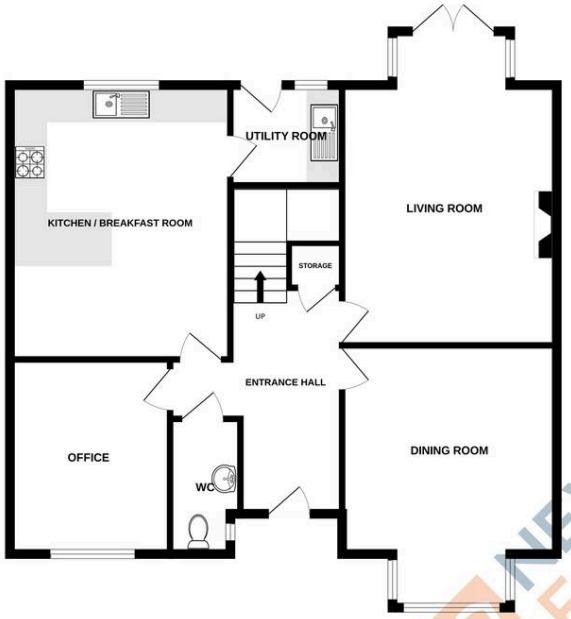
Bedroom Four
12' 10" x 6' 5" (3.90m x 1.95m)

Bedroom Five
9' 5" x 7' 8" (2.88m x 2.33m)

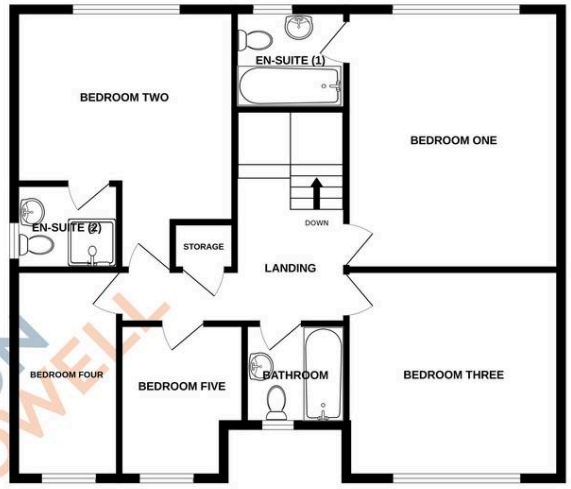
Double Garage
17' 9" x 17' 7" (5.41m x 5.37m)

Council Tax band: G **Tenure:** Freehold **EPC:** C

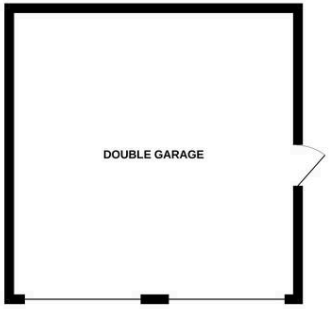
GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
928 sq.ft. (86.2 sq.m.) approx.



DOUBLE GARAGE
312 sq.ft. (29.0 sq.m.) approx.



BARMSTEDT DRIVE, OAKHAM, LE15 6RG

TOTAL FLOOR AREA : 2219 sq.ft. (206.1 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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