

7 Barmstedt Close, Oakham

£325,000

NEWTON FALLOWELL

# 7 Barmstedt Close

## Oakham

This beautifully designed three bedroom townhouse offers a rare opportunity to acquire a stylish and immaculately presented home in a sought-after Oakham location.

The property impresses from the outset with its contemporary façade and welcoming entrance, leading through to a spacious and thoughtfully extended ground floor. The sociable layout is ideal for both entertaining and family living, with a generous living area flowing seamlessly into a modern kitchen and dining space. Natural light floods the interior, highlighting quality finishes and a neutral palette that enhances the sense of space.

On the second floor, the impressive master suite is a true sanctuary, featuring a dedicated dressing area and a sleek en-suite bathroom. Two further well-proportioned bedrooms are found on the first floor and provide ample room for family or guests, complemented by a stylish family bathroom.

Stepping outside, the property continues to delight with its private courtyard garden to the rear, thoughtfully landscaped to provide an inviting space for alfresco dining or summer gatherings. The garden is designed for low maintenance, ensuring you can enjoy outdoor living without the need for extensive upkeep. A single garage to the front of the property offers secure storage or parking, while the property also benefits from off-street parking for two vehicles, a rare find in this central location. The setting combines privacy with convenience, making it perfect for those who appreciate both town living and accessibility to further afield . Whether hosting friends, enjoying family time outdoors, or simply relaxing in the fresh air, this home's outside space is sure to impress.

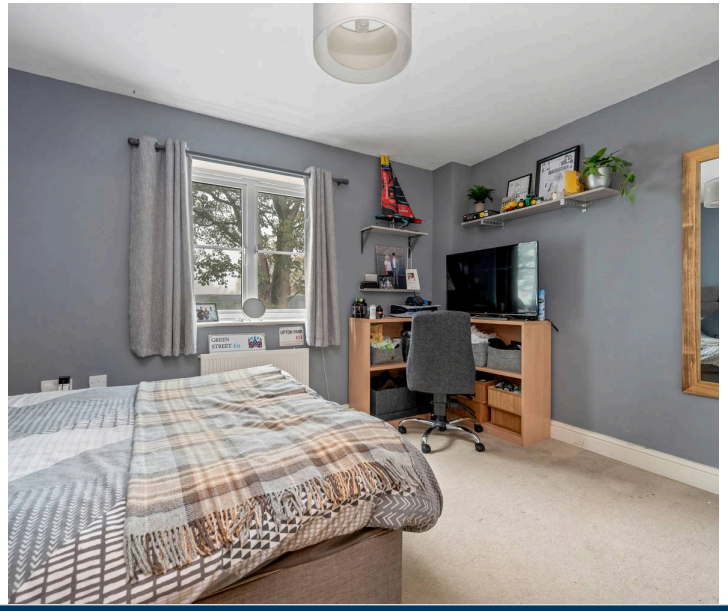


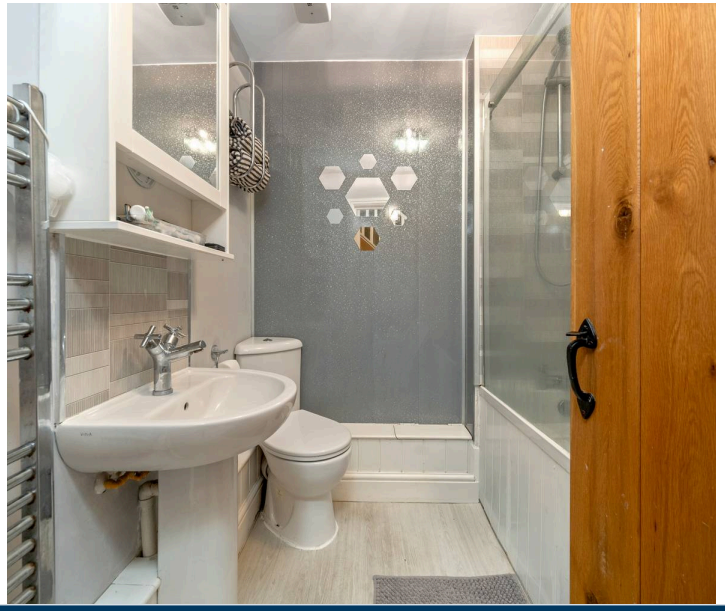












**Living Room**
12' 3" x 10' 9" (3.74m x 3.27m)

**Dining Room**
15' 5" x 13' 0" (4.69m x 3.96m)

**Kitchen**
12' 6" x 6' 0" (3.82m x 1.84m)

**Ground Floor WC**
6' 1" x 2' 10" (1.86m x 0.86m)

**Bedroom Two**
13' 0" x 9' 11" (3.96m x 3.02m)

**Bedroom Three**
13' 1" x 11' 0" (3.98m x 3.36m)

**Bathroom**
6' 4" x 6' 2" (1.92m x 1.88m)

**Bedroom One**
12' 8" x 13' 0" (3.85m x 3.96m)

**Dressing Room**
10' 4" x 6' 4" (3.16m x 1.94m)

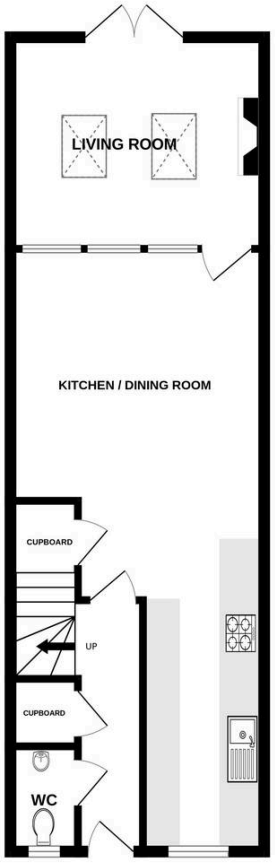
**En-Suite**
6' 7" x 6' 2" (2.00m x 1.89m)

Council Tax band: C

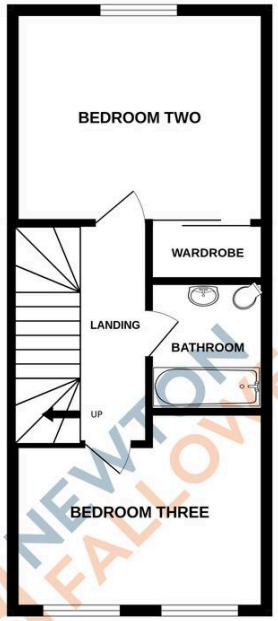
Tenure: Freehold

EPC Energy Efficiency Rating: C

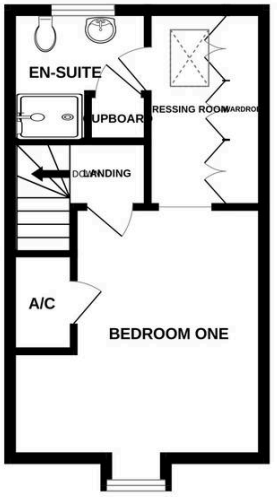
GROUND FLOOR




1ST FLOOR




2ND FLOOR




7 BARMSTEDT CLOSE, OAKHAM

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

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