

Connells

Kempton Drive
Barleythorpe Oakham

Kempton Drive
Barleythorpe Oakham LE15 7QL

for sale
£310,000







Property Description

Beautifully presented modern three-bedroom detached home located in the highly desirable Barleythorpe development, just on the edge of Oakham.

Built with contemporary living in mind, this stylish home has been freshly decorated using nano-technology washable paint, offering a bright and spacious lounge, a sleek open-plan kitchen/diner with French doors opening out to a private rear garden, and a convenient downstairs WC. Upstairs features three well-sized bedrooms, including a master with en-suite, and a modern family bathroom. Converted loft suitable for additional storage.

Outside, enjoy a well-maintained garden, ideal for entertaining or family relaxation, plus driveway parking for multiple vehicles.

Situated moments from Oakham town centre with shops, cafes, and local amenities. Excellent local schooling and green spaces nearby. Easy access to Oakham train station for commuters. Short drive to Rutland Water for leisure and nature lovers

This is a perfect home for young families, professionals, or those looking to downsize to a peaceful yet well-connected area.

Ground Floor

Lounge

Having a radiator, TV points and double-glazed windows to the front and side aspects.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, gas hob and electric oven, radiator, sink unit with double-glazed window over and integrated appliance. Having a dining area and patio door to the garden.

Utility Room

Leading into from the kitchen, with cupboard space, work surfaces radiator and integrated washing machine.

Cloakroom

With wash hand basin, radiator and toilet.

First Floor

Bedroom 1

With radiator and double-glazed windows to the front and side.

En-Suite

Having a shower unit, wash hand basin, radiator, toilet and double-glazed window.

Bedroom 2

With airing cupboard, radiator and double-glazed window to the front.

Bedroom 3

With radiator and double-glazed window to the side.

Bathroom

A Part tile family bathroom benefiting from both shower and bath, WC and wash hand basin. additional features include extractor fan and radiator.

Exterior

Rear Garden

Access to front, patio area, outside tap, laid to lawn.

Garage & Off-Road Parking

With an up and over door and off-road parking in-front.

Agent Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

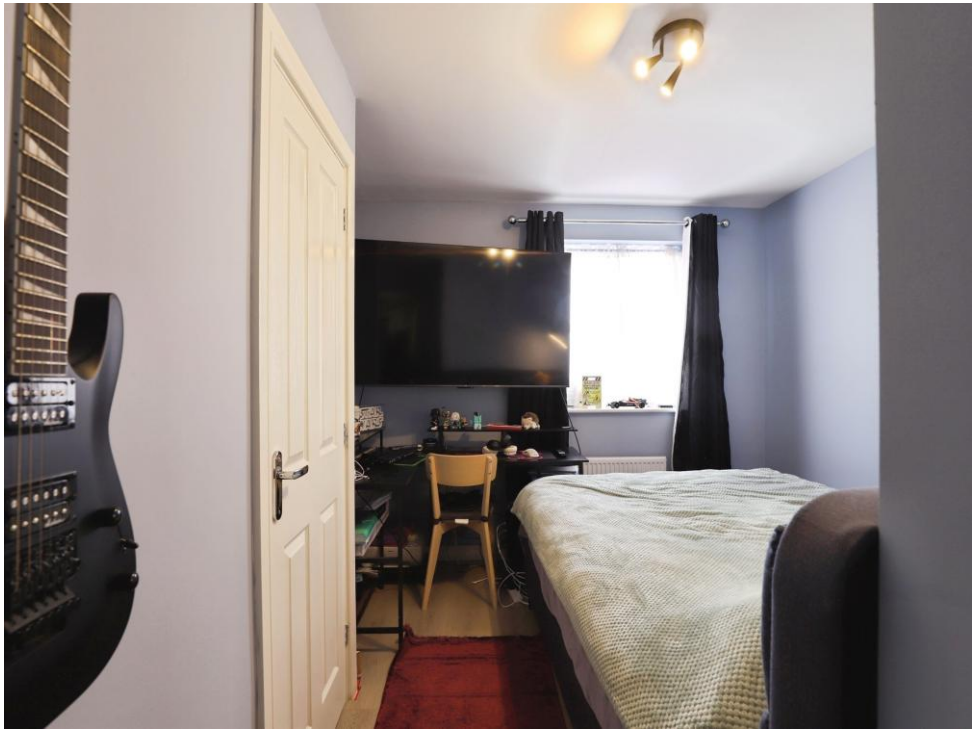






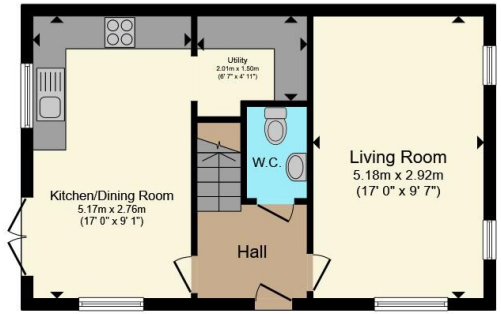




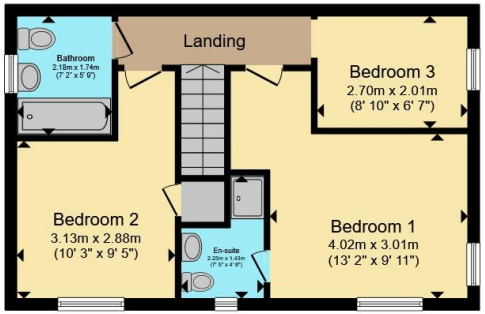




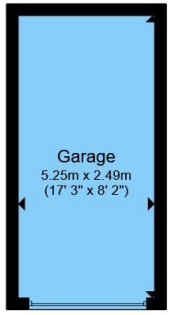

FIRST AID BOX



Ground Floor



First Floor



Garage

Total floor area 97.7 m² (1,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MOW307876

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.