



24 Kempton Drive, Barleythorpe, Rutland, LE15 7QL
Offers In Excess Of £300,000

MURRAY

Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

24 Kempton Drive, Barleysthorpe, Rutland, LE15 7QL

Tenure: Freehold

Council Tax Band: C (Rutland County Council)



DESCRIPTION

Modern, detached house with single garage and enclosed garden occupying a corner plot within this popular development on the outskirts of Oakham.

Benefiting from high-performance glazing and gas-fired central heating system with time and temperature zone control, the property offers contemporary, energy-efficient family accommodation arranged over two storeys and briefly comprising:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Diner, Utility Room; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further Bedrooms, Bathroom.

The property is available with **NO CHAIN**.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part-glazed composite front door, radiator, gloss tiled floor, stairs leading to first floor.

Cloakroom/WC

White suite of low-level WC and pedestal hand basin with tiled splashback, radiator, gloss tiled floor.

Lounge 5.13m x 2.92m (16'10" x 9'7")

Radiator, three dual-aspect windows to front and side.

Kitchen/Diner 5.14m x 2.80m (16'10" x 9'2")

Excellent range of modern fitted units incorporating granite-effect work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units, matching eye-level wall cupboards and glass-fronted cabinet.

Integrated appliances comprise Bosch electric oven, Zanussi four-ring gas hob with extractor fan, fridge-freezer and dishwasher. Ideal gas central heating boiler.

Gloss tiled floor, dual-aspect windows to front and side, French doors opening to enclosed side garden.

Utility Room 2.00m x 1.18m (6'6" x 3'10")

Fitted worktop with cupboards beneath, space and plumbing for washing machine, gloss tiled floor.

FIRST FLOOR

Landing

Radiator, access to Bedrooms and Bathroom.

Bedroom One 4.11m max x 3.15m (13'6" max x 10'4")

Radiator, dual-aspect windows to front and side.

En-suite Shower Room 1.85m x 1.83m (6'1" x 6'0")

White suite comprising low-level WC and pedestal hand basin with mixer tap and tiled splashback, shower cubicle with tiled surround, radiator, wood-effect flooring, window to front.

Bedroom Two 4.11m max x 2.57m (13'6" max x 8'5")

Built-in cupboard, radiator, loft access hatch, window to front.

Bedroom Three 2.69m x 2.16m (8'10" x 7'1")

Radiator, window to side.

Bathroom 2.18m x 1.14m (7'2" x 3'9")

White suite comprising low-level WC, pedestal hand basin and panelled bath with shower above and glass screen. Tiled splashbacks, radiator, wood-effect flooring, window to side.

OUTSIDE

Single Garage 7.48m x 3.64m (24'6" x 11'11")

The property's garage is situated on the ground floor of a neighbouring coach house and has an additional off-road parking space in front of it. Light and power, up-and-over door.

Garden

To the front of the property there are small areas of lawn with well-stocked shrub borders.

A hand gate to the side of the house provides external pedestrian access to the privately enclosed garden to the side which features a paved patio area accessed via French doors off the kitchen and lawn with borders.

SERVICES

Mains electricity

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Mains water supply

Mains sewerage

Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Ultrafast

Mobile signal availability:

Indoor: EE, Three - voice and data likely; Vodafone - voice and data limited; O2 - voice limited, data - none;

Outdoor: EE, Three, Vodafone, O2 - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

BARLEYTHORPE

Barleythorpe is a village lying to the north-west of Oakham about a mile and a half from the town centre. Many facilities are available in Oakham and these include schools, a good range of shops, post office, doctors, dentists, opticians, library etc.

For commuters Barleythorpe is within driving distance of a number of centres including Melton Mowbray, Nottingham, Leicester, Peterborough, Corby, Kettering, Uppingham and Stamford. In addition there is a British Rail station at Oakham where there are services to Leicester, Birmingham and Peterborough and at the latter destination a good

service to London, King's Cross.

Oakham 1.0 mile (4 minutes) / Uppingham 9.0 miles (19 minutes) / Melton Mowbray 9.0 miles (15 minutes) / Stamford 12.0 miles (20 minutes) / Peterborough Railway Station 25.0 miles (35 minutes)

Leisure facilities in the area are many and varied and these include a good range of ball participating sports such as football, rugby, cricket, tennis, bowls and golf and Rutland Water lies just to the east of Oakham where further sports can be enjoyed including fishing, sailing and windsurfing.

The area has a good selection of well-regarded independent and state schools.

COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves

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by inspection, or otherwise as to the correctness of each of them.

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

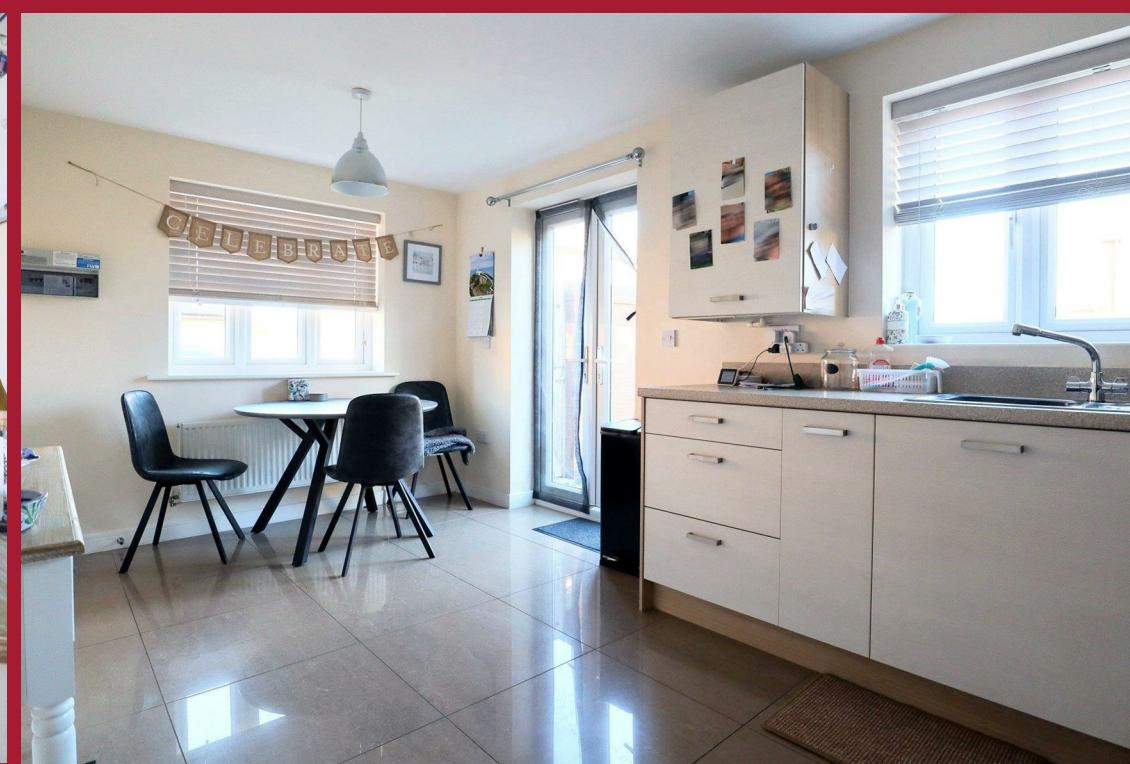
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

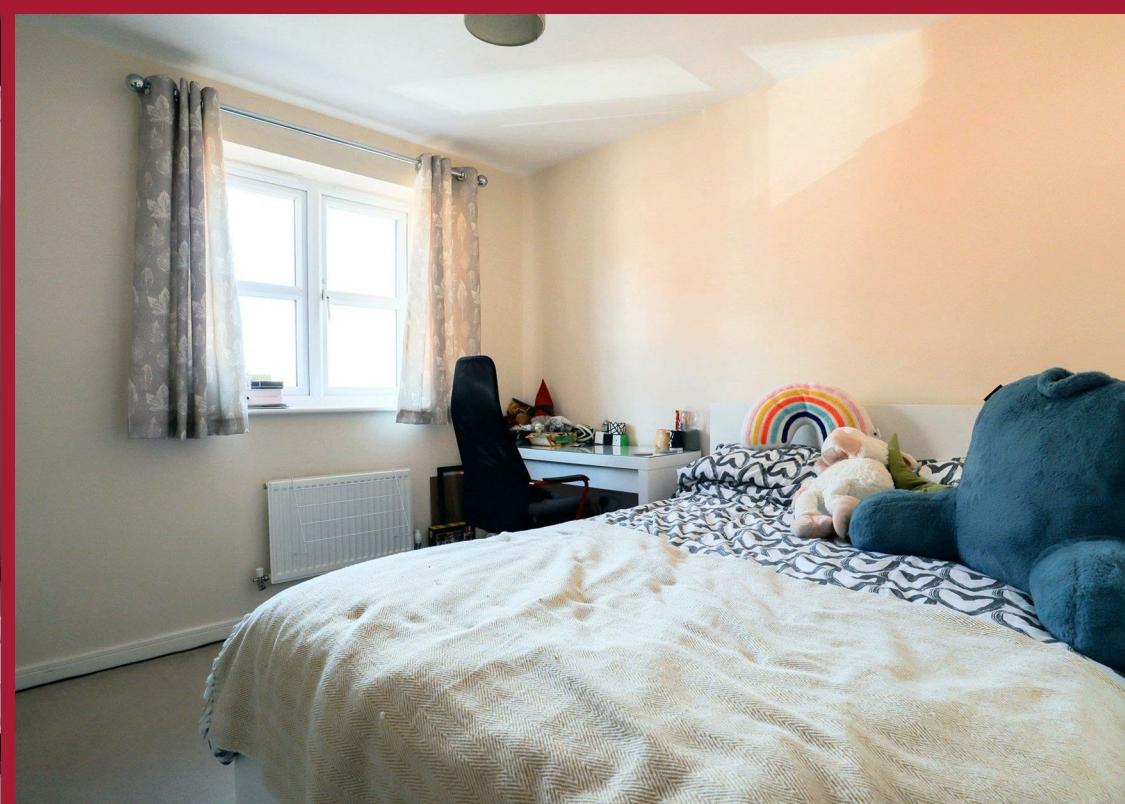
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate



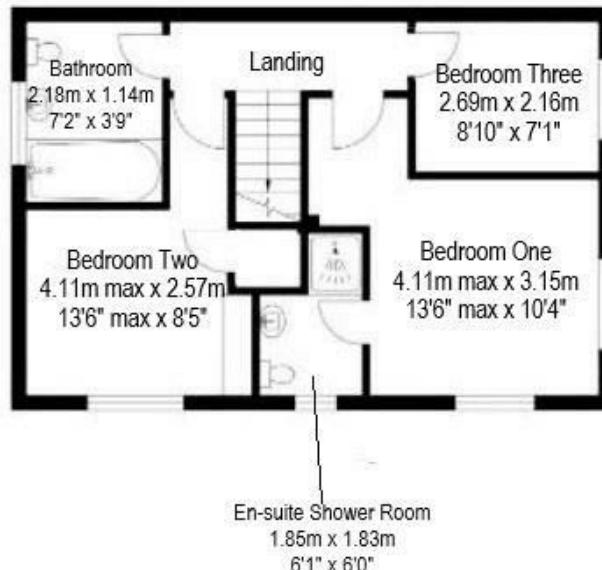




GROUND FLOOR



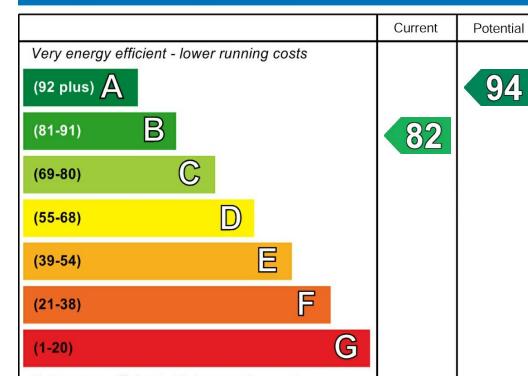
FIRST FLOOR



* Not actual position

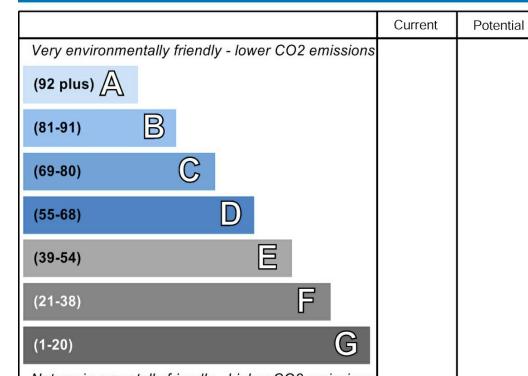
Not to scale - for identification purposes only

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales