



**13 Aintree Avenue, Barleythorpe, Rutland, LE15 7TR**  
**Guide Price £375,000**



Chartered Surveyors & Estate Agents

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



**13 Aintree Avenue, Barleythorpe, Rutland, LE15 7TR**

**Tenure: Freehold**

**Council Tax Band: C (Rutland County Council)**



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## DESCRIPTION

Well-presented detached house with upgraded specification providing well-proportioned accommodation with Garage, Car Port and landscaped gardens situated on the edge of Oakham.

Benefiting from gas central heating and high-performance glazing, the property offers contemporary accommodation arranged over two storeys and can be summarised as follows:

GROUND FLOOR: Entrance Hall, Cloakroom/WC, Lounge, open-plan Kitchen/Diner; FIRST FLOOR: Master Bedroom with Dressing Area and en-suite Shower Room, three further Bedrooms, Bathroom.

OUTSIDE: to the side of the house there is an integral Car Port leading to single Garage and providing additional covered off-road parking.

To the front of the property there is an area of open-plan lawned garden with inset tree and to the rear lies a fully enclosed, attractively arranged garden with good-sized patio area and shaped lawn.

## ACCOMMODATION

### GROUND FLOOR

#### Canopy Porch

Double-glazed entrance door leading to:

#### Entrance Hall

Radiator in decorative cabinet, tiled floor, understairs store cupboard, staircase leading to first floor.

#### Cloakroom/WC 2.21m x 1.07m (7'3" x 3'6")

Modern white suite comprising low-level WC and corner pedestal hand basin with mixer tap, tiled floor, half-tiled walls, radiator, extractor fan, window to front.

#### Lounge 3.12m x 5.23m (10'2" x 17'1")

Radiator, laminate flooring, window to front.

#### Open-plan Kitchen/Diner 5.63m x 4.04m reducing 3.18m (18'5" x 13'3" reducing 10'5")

Stylishly appointed with excellent range of contemporary units incorporating wood-effect work surfaces with matching upstand, inset 1.5-bowl Blanco enamel sink with mixer tap, ample high-gloss base cupboard and drawer units and matching eye-level wall cupboards. Built-in appliances comprise stainless steel Zanussi double oven and matching 4-ring gas hob above with stainless steel splashback and cooker hood above, dishwasher, washing machine and fridge-freezer. Modern wall-mounted gas central heating boiler.

Radiator, tiled floor, ample space for dining table, window overlooking rear garden, French doors opening to large flagstone patio area.

### FIRST FLOOR

#### Gallery-style Landing

Radiator in decorative cabinet, hand rail with open spindles, built-in airing cupboard, loft hatch giving access to insulated roof space.

#### Bedroom One 3.01m x 3.47m + dressing area (9'10" x 11'4" + dressing area)

Radiator, window to front.

#### Dressing Area

Built-in double wardrobe with hanger rail and shelf, radiator.

#### En-suite Shower Room

Modern white suite comprising low-level WC, pedestal hand basin with mixer tap and double shower cubicle with mixer shower above. Fully tiled walls, tiled floor, heated towel rail, shaver point, extractor fan.

#### Bedroom Two 3.41m x 2.89m (11'2" x 9'5")

Radiator, window to rear overlooking attractively landscaped garden.

#### Bedroom Three 2.78m x 4.49m (9'1" x 14'8")

Radiator, loft hatch giving access to roof space, dual-aspect windows to front and rear.

#### Bedroom Four 2.57m x 2.24m (8'5" x 7'4")

Radiator, window to front.

#### Bathroom 2.18m max x 2.15m (7'1" max x 7'0")

Modern white suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath

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with mixer shower and fitted shower screen. Fully tiled walls, tiled floor, heated towel rail, extractor fan, window to rear.

### **OUTSIDE**

#### **Integral Car Port**

Leading to the Garage and providing additional covered parking.

#### **Detached Single Garage**

Light and power, loft storage, up-and-over door.

#### **Front Garden**

The open-plan front garden is laid mainly to lawn with inset tree and shrub border, adjoining driveway giving access to Car Port and paved walkway leading to front door.

#### **Rear Garden**

Fully enclosed and enjoying a sunny, south-westerly aspect, the beautifully maintained rear garden has been attractively landscaped to feature extensive flagstone patio area, shaped lawn with adjoining gravelled border and paved footpath leading to the garden shed.

### **SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

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

Broadband availability: Standard, Ultrafast

Mobile signal availability:

EE - good outdoor, variable in-home

O2 - good outdoor

Three - good outdoor and in-home

Vodafone - good outdoor

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 small village lying to the north-west of Oakham about a mile and a half from the 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.

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.

### **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.

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### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 4.00

Bank Holidays 10.00 - 2.00

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

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





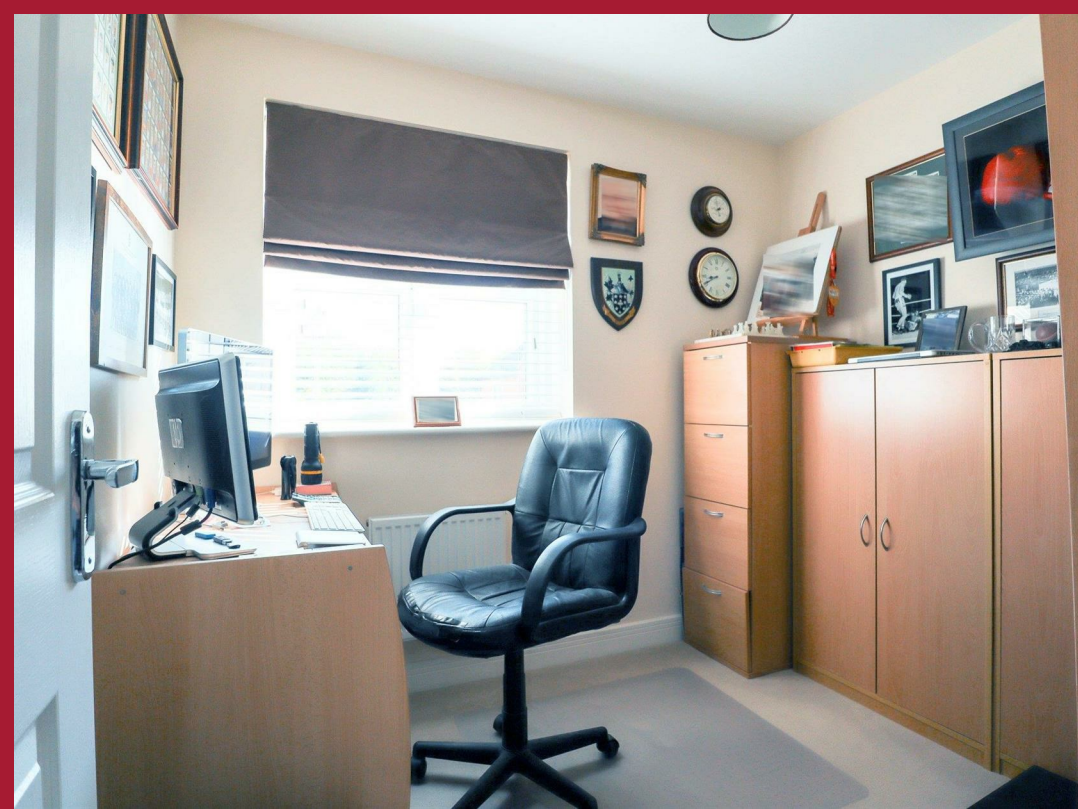
















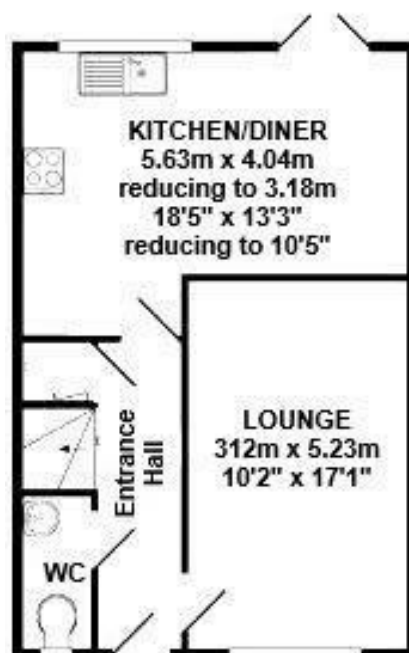




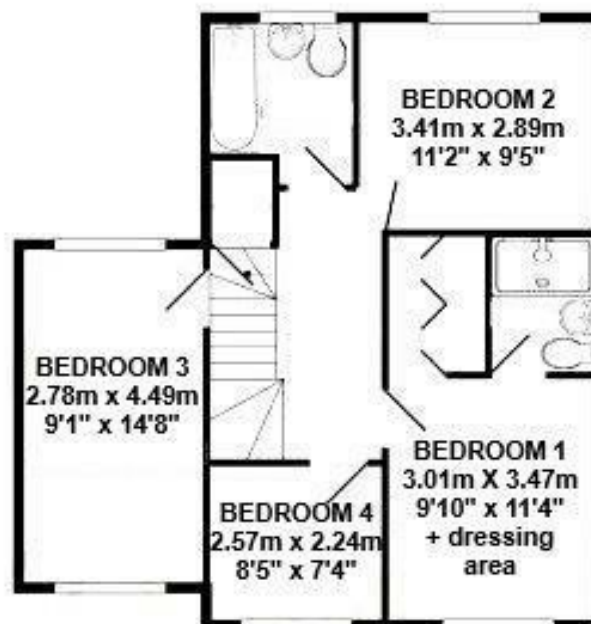




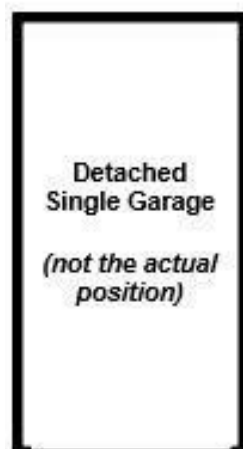
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GROUND FLOOR



FIRST FLOOR



Not to scale - for identification purposes only

#### Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC