



**21 Kempton Drive, Barleythorpe, Rutland, LE15 7QL**  
**Guide Price £379,950**



Chartered Surveyors & Estate Agents

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**21 Kempton Drive, Barleythorpe, Rutland, LE15 7QL**  
**Council Tax Band: D (Rutland County Council)**  
**Tenure: Freehold**



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## DESCRIPTION

Attractive, four-bedroom, modern detached house with single garage, car port and enclosed, south-facing rear garden set within a popular new development on the outskirts of Oakham.

The property offers contemporary, energy-efficient family accommodation which benefits from gas-fired central heating system with new radiators and high-performance glazing throughout.

The tastefully appointed interior features new shutters (included in the sale) 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 (two double and one single), Family Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall 4.32m x 1.27m (14'2" x 4'2")

UPVC part-glazed main entrance door, radiator, tiled floor, stairs leading to first floor, understairs storage cupboard.

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

White suite of low-level WC and corner hand basin with tiled splashback, radiator, tiled floor, window to front.

#### Lounge 5.18m x 3.12m (17'0" x 10'3" )

Radiator, window to front.

#### Open-plan Kitchen/Diner 4.04m max x 5.61m (13'3" max x 18'5")

Attractively fitted in contemporary shaker style and featuring roll-top work surfaces with upstand, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards, one of them housing Ideal gas central heating boiler.

Integrated appliances comprise Zanussi dishwasher, Zanussi electric double oven and 4-ring gas hob with stainless steel splashback and matching extractor fan above. There is undercounter space and plumbing for washing machine and space for tumble dryer, as well as space for a freestanding American-style fridge-freezer.

Radiator, tiled floor, window and external French doors to rear garden.

### FIRST FLOOR

#### Landing

Built-in airing cupboard housing hot water cylinder, radiator, loft access hatch.

#### Master Bedroom 3.43m x 3.00m (11'3" x 9'10")

Radiator, window to front.

#### Dressing Area 2.08m x 1.42m (6'10" x 4'8")

Built-in double wardrobe, built-in double cupboard with shelving, radiator.

#### En-suite Shower Room 1.98m x 1.47m (6'6" x 4'10")

White suite of low-level WC and pedestal hand basin with mixer tap, shower cubicle with sliding door and Aqualisa shower, contrasting tiles to splashbacks, chrome heated towel rail, tiled floor.

#### Bedroom Two 4.50m x 2.77m (14'9" x 9'1")

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

#### Bedroom Three 2.92m x 3.35m incl wardrobes (9'7" x 11'0" incl wardrobes)

Full-width range of built-in wardrobes, radiator, window to rear.

#### Bedroom Four 2.24m x 2.54m (7'4" x 8'4")

(currently used as Study)

Radiator, window to front.

#### Bathroom 1.93m x 2.13m (6'4" x 7'0")

White suite comprising low-level WC, pedestal hand basin with mixer tap and panelled bath with shower above and glass screen, tiled splashbacks, chrome heated towel rail, tiled floor, window to rear.

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## **OUTSIDE**

### **Attached Single Car Port 4.75m x 2.92m (15'7" x 9'7")**

Providing covered off-road parking and leading to Single Garage.

### **Detached Single Garage 5.99m x 3.12m (19'8" x 10'3")**

Light and power, up-and-over door.

### **Rear Garden**

The south-facing rear garden is fully enclosed by timber fencing and has been landscaped for ease of maintenance to include a good-size paved patio area immediately to the rear of the house, an area of lawn and raised beds.

## **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:  
Indoor: EE, Three - likely; O2, Vodafone - limited;  
Outdoor: EE, Three, O2, Vodafone - 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.

## **COUNCIL TAX**

Band D  
Rutland County Council, Oakham 01572-722577

## **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.

## **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 - 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 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.







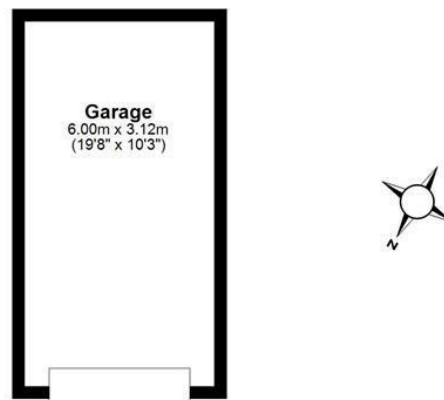




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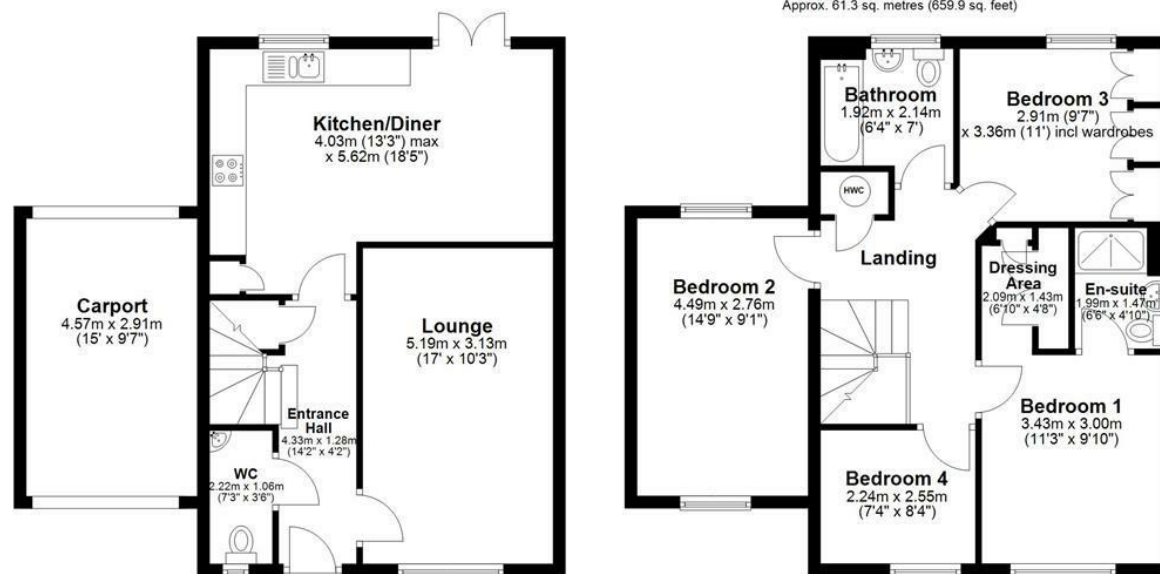
### Ground Floor

Main area: approx. 47.8 sq. metres (514.0 sq. feet)  
Plus garages, approx. 18.7 sq. metres (201.5 sq. feet)  
Plus carport, approx. 13.3 sq. metres (143.2 sq. feet)



### First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Main area: Approx. 109.1 sq. metres (1173.9 sq. feet)  
Plus garages, approx. 18.7 sq. metres (201.5 sq. feet)  
Plus carport, approx. 13.3 sq. metres (143.2 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 93        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC