



**Barmstedt Drive,**  
Oakham, Rutland, LE15 6RG

 **NEWTON  
FALLOWELL**

**Barmstedt Drive,  
Oakham, Rutland, LE15 6RG  
Guide Price £700,000 Freehold**

**\*\* GUIDE PRICE £700,000 - £725,000 \*\***

Positioned along a quiet cul-de-sac in the heart of central Oakham, only a stone's throw from Oakham School is this modern and tastefully upgraded detached family home offering exemplary accommodation including an open plan kitchen family area, dual aspect living room, five double bedrooms on the first floor and two further rooms on the second floor and three luxury bath/shower rooms within the house. The property sits on a tremendous plot and enjoys a West facing rear garden along with a double garage and private driveway to the front.

As you approach the property from the front you immediately notice the high-quality surroundings and finish of the home, the inviting entrance leads you into the spacious hallway where you find a cloakroom, further storage and stairs leading you to the first-floor landing. Double doors from the entrance hallway lead you into the dual aspect living room, enjoying natural light throughout the day and double doors that lead you out to the rear garden. The truly stunning kitchen is the real hub of this home with a central island providing seating for the family. The meticulously designed hand-built kitchen has been fitted with ample wall and base units providing excellent storage. As you enter the kitchen you are immediately greeted by the eye-catching AGA creating a real focal point to the room. To create practicality the kitchen has also been fitted with a separate electric oven and hob to utilise if required. A fully glazed door leads to the side of the property with a lovely sun-trap courtyard garden area. Double doors lead out from the dining area to the rear garden while a separate fully glazed door leads out to the secret east facing garden at the front. The ground floor is completed with a useful utility room and a great home office. From the first floor landing, you have five spacious bedrooms, all double in size with the majority boasting built-in wardrobes. The en-suite in the master bedroom has been refitted with a luxury three piece bathroom suite, whilst the guest bedroom also enjoys a refitted en-suite shower room. The family shower room has also been refitted to a luxury standard with a walk-in shower. Stairs lead up to the second floor which provides a wealth of extra space which could be used for multiple purposes such as home office, hobbies rooms, playrooms or storage. This spacious family home should be viewed at the earliest opportunity to fully see the space on offer.

The property sits on a generous plot along a quiet cul-de-sac, only a five/ten minute walk to Oakham School, Town Centre & Train Station. The property offers driveway parking for several vehicles and leads to the detached double garage. The mature rear garden has been beautifully landscaped with a selection of mature shrubs, trees and planted borders.



**Entrance Hall**

7'11 x 4'11 (2.41m x 1.50m)

**Downstairs WC**

5'11 x 4'1 (1.80m x 1.24m)

**Living Room**

23'9 x 12'10 (7.24m x 3.91m)

**Study**

8'11 x 7'8 (2.72m x 2.34m)

**Open Plan Kitchen, Dining & Family Room**

23'0 x 18'5 (7.01m x 5.61m)

**Utility Room**

7'11 x 5'9 (2.41m x 1.75m)

**First Floor Landing**

15'11 x 6'4 (4.85m x 1.93m)

**Bedroom One**

16'5 x 11'1 (5.00m x 3.38m)

**En-Suite Bathroom**

7'10 x 5'5 (2.39m x 1.65m)

**Bedroom Two**

11'7 x 11'7 (3.53m x 3.53m)

**En-Suite Shower Room**

6'4 x 5'6 (1.93m x 1.68m)

**Bedroom Three**

12'10 x 10'3 (3.91m x 3.12m)

**Bedroom Four**

11'10 x 10'11 (3.61m x 3.33m)

**Bedroom Five**

9'11 x 7'11 (3.02m x 2.41m)





**Second Floor Landing**  
7'10 x 6'9 (2.39m x 2.06m)

**Family Room / Bedroom Six**  
17'4 x 13'7 (5.28m x 4.14m)

**Home Office / Bedroom Seven**  
15'5 x 13'7 (4.70m x 4.14m)

#### Outside

The property sits on a fantastic plot, enjoying an East Facing Front Elevation and West Facing Rear Elevation to benefit from high degrees on natural sunshine throughout the day. The driveway provides ample off road parking for four vehicles and leads to the detached double garage with two up and over doors and side integral door. The front garden has been well maintained by the current owners and have a range of well stocked plants and shrubs. The rear garden is partly enclosed by timber fencing and partly walled. The garden has been planted with a range of plants and trees along with several more mature trees. The garden has a really enhanced feel with great seating areas to enjoy the sunshine or shade throughout the day.

#### Double Garage

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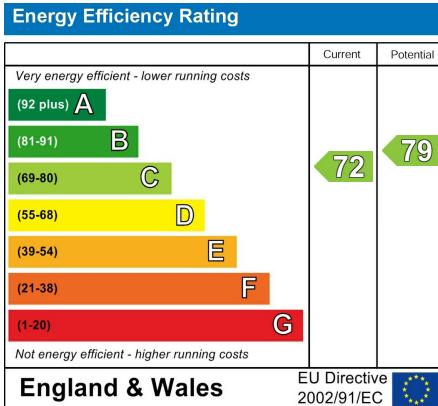
#### The Interactive Property Report

Check out the Interactive Property Report for this property by clicking the link in the "Video Tour" section. If you can't find the link, contact us and we'll send you one right away.

- Detached Family Home
- Five Double Bedrooms with Two En-Suites
- Luxury & Recently Fitted Open Plan Kitchen, Living & Dining Area
- Dual Aspect Living Room
- Two Second Floor Rooms making Great Areas for further Accommodation
- Quiet Cul-De-Sac Location with Easy Access to Oakham School, Town Centre & Train Station
- Private Driveway, Double Garage & Enclosed Rear Garden
- Energy Rating = C







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