



**Blacksmiths Avenue, Barleythorpe**  
Oakham, Rutland, LE15 7TD

**NEWTON**FALLOWELL 



## Blacksmiths Avenue, Barleythorpe Oakham, Rutland, LE15 7TD £475,000 Freehold

Positioned within a private, non-overlooked plot boasting a tremendous South Facing the rear garden, is this modern and extremely well presented four bedrooms detached family home offering well-considered accommodation including three reception rooms, fully fitted breakfast kitchen, family bathroom and separate en-suite shower room. Built eight years ago and maintained by the current owners to a lovely standard, the property benefits from off-road parking for several vehicles, a double garage and a lovely rear garden for the whole family to enjoy. The property also enjoys the benefits of Solar Panels providing Feed-In Tariff payments quarterly. Early viewings are strongly advised.

As you approach the property from the front, the paved walkway leads to the party glazed front door and into the lovely entrance hallway, with a central staircase leading to the first-floor landing and a useful downstairs WC. The living room enjoys a dual aspect view with a feature fireplace and double doors leading out to the rear garden. The separate dining room also enjoys dual aspect windows and creates a versatile room for every family to enjoy. The breakfast kitchen has been fitted with a range of integrated Bosch appliances with two eye level ovens, dishwasher and gas hob. Double doors lead out from the kitchen to the garden room which enjoys sunny south facing aspect with bi-folding doors leading out to the rear garden. The utility room completes the ground floor accommodation. As you head up the stairs to the first-floor landing you find four generously sized bedrooms along with a three-piece family bathroom. The master bedroom enjoys fitted wardrobes and an en-suite shower room.

The property is positioned on a superb plot with an easy to maintain south facing garden. Mainly laid to lawn with a selection of mature shrubs and trees to the borders. The driveway provides off-road parking for 3 to 4 vehicles and leads to the double garage.





**Entrance Hall**

11'0 x 8'11 (3.35m x 2.72m)

**Living Room**

18'11 x 11'6 (5.77m x 3.51m)

**Dining Room**

11'4 x 9'1 (3.45m x 2.77m)

**Downstairs WC**

6'1 x 3'9 (1.85m x 1.14m)

**Kitchen Breakfast Room**

15'3 x 9'6 (4.65m x 2.90m)

**Utility Room**

7'1 x 6'5 (2.16m x 1.96m)

**Garden Room**

10'11 x 9'6 (3.33m x 2.90m)

**First Floor Landing**

12'3 x 10'6 (3.73m x 3.20m)

**Bedroom One**

12'6 x 12'0 (3.81m x 3.66m)

**En-Suite Shower Room**

6'1 x 5'5 (1.85m x 1.65m)

**Bedroom Two**

11'6 x 9'7 (3.51m x 2.92m)

**Bedroom Three**

11'6 x 9'0 (3.51m x 2.74m)

**Bedroom Four**

10'6 x 6'3 (3.20m x 1.91m)

**Family Bathroom**

6'3 x 6'1 (1.91m x 1.85m)



## Double Garage

19'8 x 19'8 (5.99m x 5.99m)

## Outside

The property sits on a generous plot with an easy to maintain front gardens and a paved walkway to the front door. Tarmac driveway provides off road parking for at least three vehicles. At the end of the driveway is a double garage with two up and over doors and side personal door from the rear garden. The lovely rear garden is a fantastic surprise, facing directly South and enjoying a degree of natural sunshine, the mature garden is not overlooked and offers a good mix of patio and lawn area.

## Agents Note: Solar Panels

The property is fitted with six Solar Panels, owned by the property and generating income through Feed-In Tariff payments which will be transferred to the new owners on completion of the sale. The Feed-In Tariff payments currently equate to yearly payments on average of £300.

## Agents Note: Residents Management Company


The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £175 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

## Free Independent Mortgage Advice from MAB

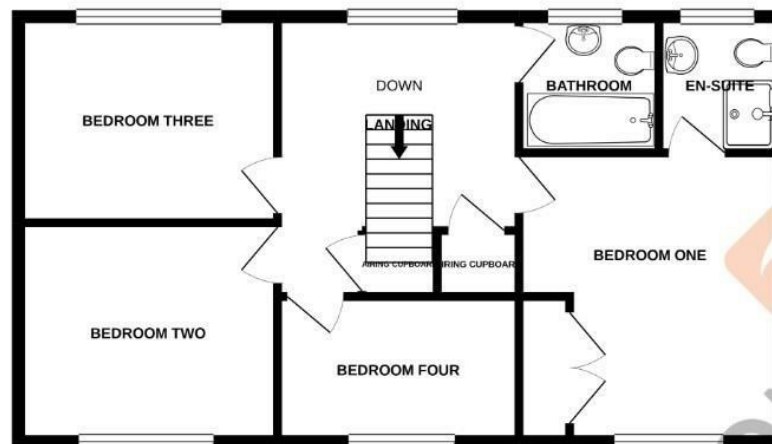
Buying a property doesn't need to be daunting or stressful. We have expert mortgage advisors on hand to provide free independent mortgage advice to help make your move successful and affordable. Our No-Nonsense Advisors can explore the whole mortgage market to accurately find you the best mortgage deal on the market today. To speak with one of our expert Mortgage Advisors call Newton Fallowell, Oakham.



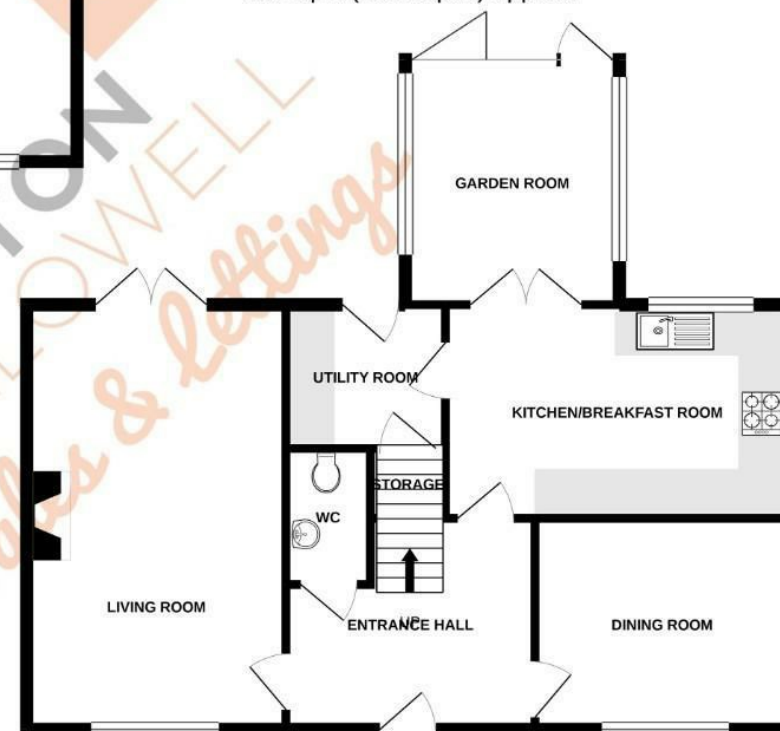


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### COUNCIL TAX INFORMATION:

Local Authority: Rutland CC  
Council Tax Band: D

#### AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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