



**Ascot Close, Barleythorpe**  
Oakham, Rutland, LE15 7TS

**NEWTON**FALLOWELL 

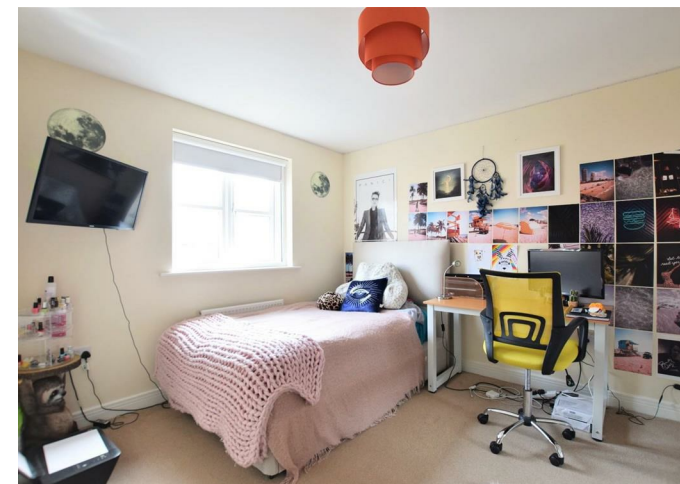


**Ascot Close, Barleythorpe**  
**Oakham, Rutland, LE15 7TS**  
**Guide Price £365,000 Freehold**

Set on a desirable corner plot with an excellent west-facing walled rear garden is this detached well-kept family home. Within a short walk into Oakhams town center this excellent property offers a spacious modern fitted breakfast kitchen, two reception rooms, four double bedrooms, en-suite shower room, and family bathroom. We advise an internal viewing at the earliest opportunity!

Sitting over two floors you enter via the front aspect into the light and airy entrance hall where doors provide access to the downstairs accommodation and the stairs flow to the first floors landing. The good-sized living room with a feature bay window sits to the front of the property, and also provides access into the modern breakfast kitchen. The kitchen offers floor to wall base units and has a range of integral appliances and leads through to the utility room and rear garden. A separate study finishes the downstairs accommodation. The first-floor landing has access to the four double bedrooms, with the master boasting a super en-suite shower room and integrated wardrobes. This floor is completed by the family bathroom.

Externally, the property is set on a corner with a tarmac driveway providing off-road parking for two vehicles and leads to the oversized single garage. Additional off-road parking has also been created at the side of the home. A side gate leads to the landscaped, west-facing rear garden with a paved patio area and lawn. If you are after that family home within easy access to Catmose School then we would highly recommend you view this property.





### Entrance Hall

12'10 x 6'8 (3.91m x 2.03m)

### Living & Dining Room

23'2 x 11'2 (7.06m x 3.40m)

### Study

10'3 x 7'5 (3.05m x 2.26m)

### Downstairs WC

5'1 x 4'0 (1.55m x 1.22m)

### Kitchen Breakfast Room

17'4 x 9'10 (5.28m x 3.00m)

### Utility Room

5'10 x 5'1 (1.78m x 1.55m)

### First Floor Landing

10'6 x 6'1 (3.20m x 1.85m)

### Master Bedroom

13'1 x 11'5 (3.99m x 3.48m)

### En-Suite

7'6 x 4'7 (2.29m x 1.40m)

### Bedroom Two

12'2 x 9'5 (3.71m x 2.87m)

### Bedroom Three

12'0 x 10'8 (3.66m x 3.25m)

### Bedroom Four

9'10 x 9'10 (3.00m x 3.00m)

### Bathroom

6'6 x 6'3 (1.98m x 1.91m)

### Outside

Externally the property is well kept with the spacious corner plot offered a tarmac driveway providing off-road parking for several vehicles which leads to the single garage. An additional block paved parking space has been made at the side aspect. The rear garden is mainly laid to lawn with a raised decking area and patio making it easy to maintain.



**AGENTS NOTE – DRAFT PARTICULARS:**

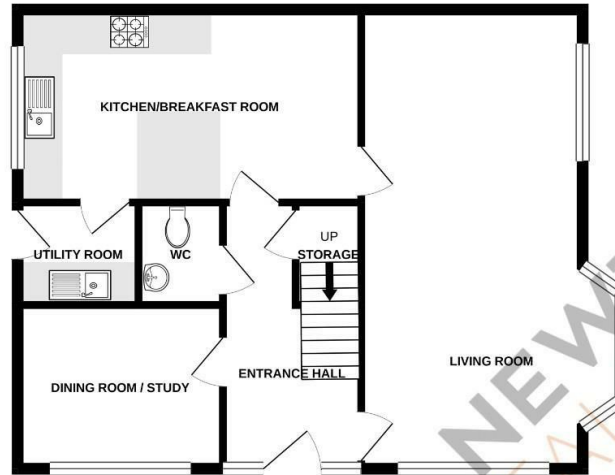
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**GROUND FLOOR**  
675 sq.ft. (62.7 sq.m.) approx.



**1ST FLOOR**  
662 sq.ft. (61.5 sq.m.) approx.



**TOTAL FLOOR AREA: 1337 sq.ft. (124.3 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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**NEWTON**  
FALLOWELL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(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	