



Offers in excess of £725,000 | Freehold
Kimball Close, Ashwell LE15 7QP





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- Double Fronted Period Home
 - Four Double Bedrooms
 - Two En Suites & Family Shower Room
 - Open Fire to the Living Room
 - High Ceilings throughout
 - Refitted Kitchen Breakfast Room
 - Field Views
 - Double Garage
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A beautifully improved red-brick detached four-bedroom home, set within an exclusive development and perfectly designed for modern family living and entertaining.

The property is immediately impressive, with high ceilings and a welcoming entrance hall providing access to the ground-floor accommodation and staircase to the first floor. At the heart of the home is a refitted breakfast kitchen, complete with built-in appliances, a central island, and bifold doors opening onto the garden, creating a seamless indoor-outdoor feel ideal for entertaining. A separate utility room provides practical storage and workspace.

The living room features an attractive stone-surround open fireplace and opens into a defined dining area, ideal for both everyday living and hosting guests. Additional ground-floor accommodation includes a study and a downstairs cloakroom.

To the first floor, the principal bedroom boasts a luxurious en suite bathroom with freestanding bath and separate shower. A guest bedroom also benefits from its own en suite, while two further generous double bedrooms are served by a modern shower room.

Outside, the property enjoys a wrap-around garden, mainly laid to lawn and bordered by established shrubs, with open field views and a desirable southerly aspect. A side patio area provides the perfect spot for early-morning coffee or









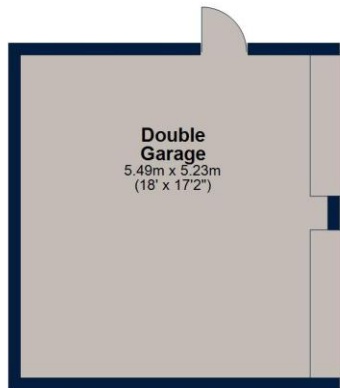
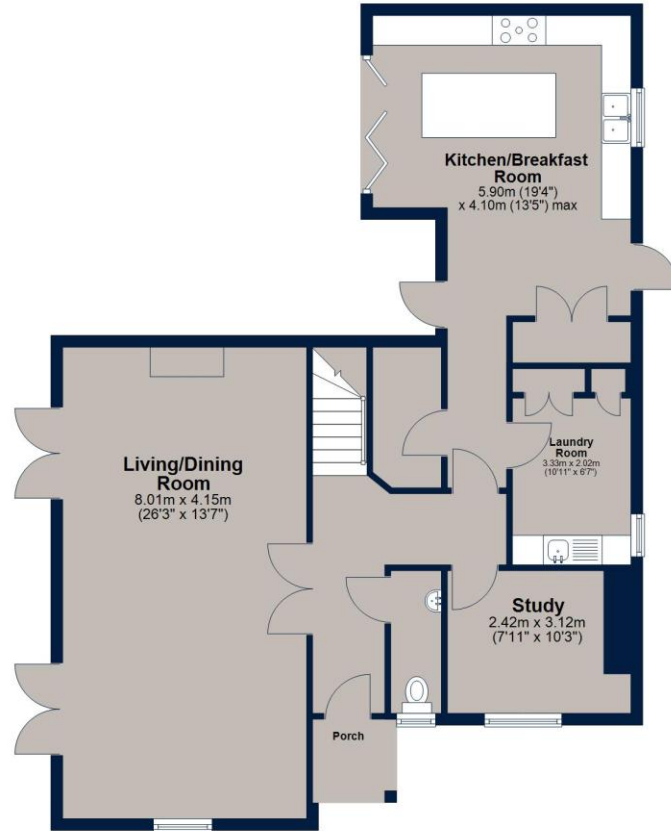
breakfast. To the front, there is a lawned garden area, along with a driveway leading to a double garage, providing ample parking.

Residents also enjoy use of a communal field, while Oakham town is just a short drive away, offering excellent amenities and transport links.



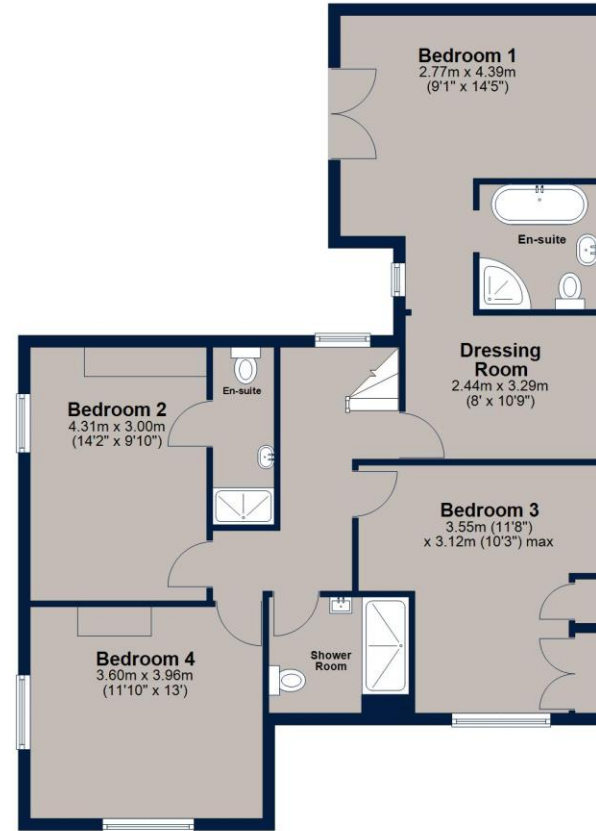
Ground Floor

Approx. 118.0 sq. metres (1270.3 sq. feet)



First Floor

Approx. 89.9 sq. metres (967.4 sq. feet)



Total area: approx. 207.9 sq. metres (2237.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Key Information

Local Authority

Council Tax
Band = E

Tenure
Freehold

EPC
Rating = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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