



SPREY  
PROPERTY

Aintree Avenue, Barleythorpe  
Offers Over £400,000





Set within the modern "Oakham Heights" development to the edge of Oakham is this modern and extremely well-presented detached family home offering well-considered accommodation including four spacious bedrooms, dual aspect living room and a modern open plan kitchen/ breakfast room.

Offering an excellent opportunity to secure a deceptively spacious family home the property boasts a good size rear garden, driveway parking for several vehicles and a single garage.

As you approach the property from the front, the front door leads you into the lovely entrance hallway with stairs rising to the first-floor landing and a downstairs WC. To the right of the hallway, you have the living room, enjoying a fantastic dual aspect window. Across the entrance hall, study / dining room, and you have the modern kitchen and breakfast room. The kitchen is fitted with a range of cream gloss doors and base units with a useful island and seating area. Additionally, there is a selection of integrated appliances. The kitchen area also enjoys dual aspect windows and has ample space for a dining table. The utility room offers a further storage area to complete the ground floor. From the first-floor landing, you have four generously sized bedrooms along with a three-piece family bathroom. The principal bedroom boasts a modern three-piece en-suite shower room.

The property sits on a desirable plot, with open views to the front aspect, with an easy-to-maintain front garden and driveway parking for two / three vehicles. The driveway leads down to the single garage. Gated access provides access to the rear garden where you find an area mainly laid to lawn with raised vegetable beds and sun house all enclosed by wooden fencing.

Internal viewings are strongly recommended.

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Management Charge: Please ask agent for more details (Subject to change)







# Aintree Avenue, Barleythorpe



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Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular busses serving the surrounding villages and towns. Rutland Water is just over 5 minutes drive away and offers everything from recreational sports to bird watching and even a leisurely family day out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements