



Offers in excess of £450,000 | Freehold

Kempton Drive, Barleythorpe, Oakham, LE15 7QL





Key Features & Description

- Guide Price £450,000 - £480,000
- Four Bedroom Detached
- Refitted Dining Kitchen
- Dual Aspect Living Room
- Study and Utility Room
- Converted Garage to Office Space
- En-Suite to Principal Bedroom
- Driveway Parking
- Possible to be Chain Free*
- EPC Rating C | Council Tax Band E

A beautifully presented four-bedroom modern family home, ideally situated within easy reach of Catmose College, Harington School, Oakham town centre and the railway station.

The accommodation is entered via a welcoming entrance hall and includes a spacious dual-aspect living room, featuring a contemporary gas fire with an attractive modern surround, creating a stylish focal point to the room. Further ground-floor accommodation includes a study, utility room and cloakroom/WC.

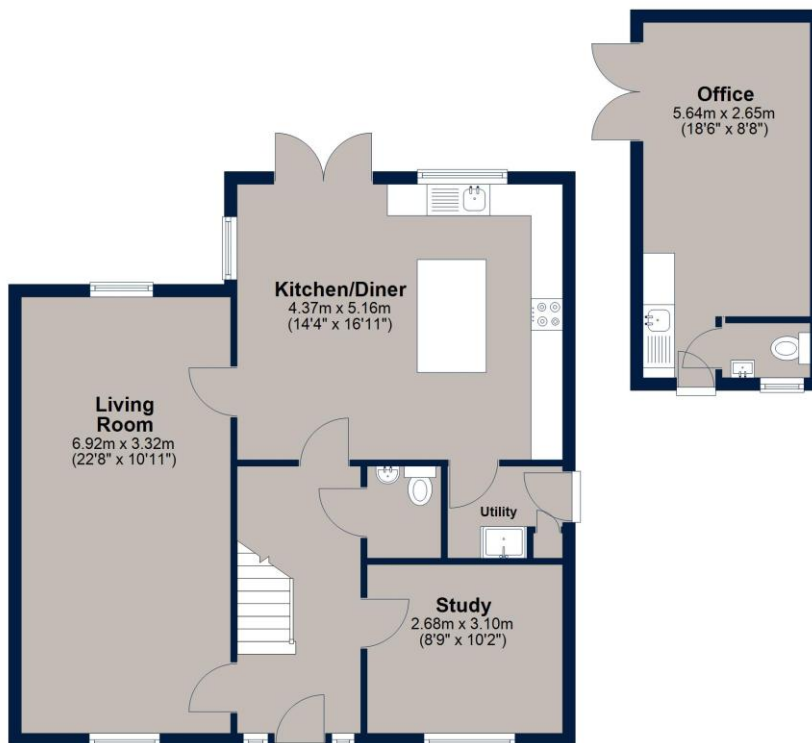
At the heart of the home is the superbly refurbished kitchen/dining room, fitted with a central island incorporating a breakfast bar, quartz worktops and a range of integrated appliances. The open-plan layout provides an excellent space for both family living and entertaining. To the first floor are four bedrooms, comprising three generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. Externally, the former garage has been thoughtfully converted to create a versatile home office, complete with French doors, kitchenette and WC, making it ideal for home working, a studio or potential guest accommodation. The property enjoys a southerly-facing rear garden, predominantly laid to lawn with a patio area adjoining the house, providing an excellent outdoor entertaining space. A driveway to the side of the property offers off-road parking.





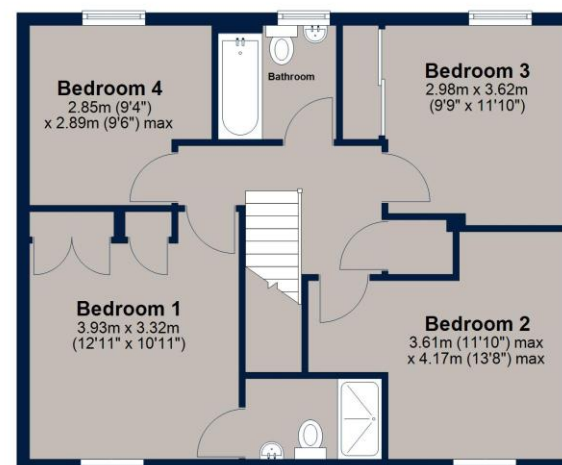
Ground Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 142.6 sq. metres (1534.4 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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