



Offers Over £490,000 | Freehold

Kempton Drive, Barleythorpe, Oakham, LE15 7QL





## Key Features & Description

- 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
- Rear Garden
- EPC Rating B | 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.

### TOWN LIFE

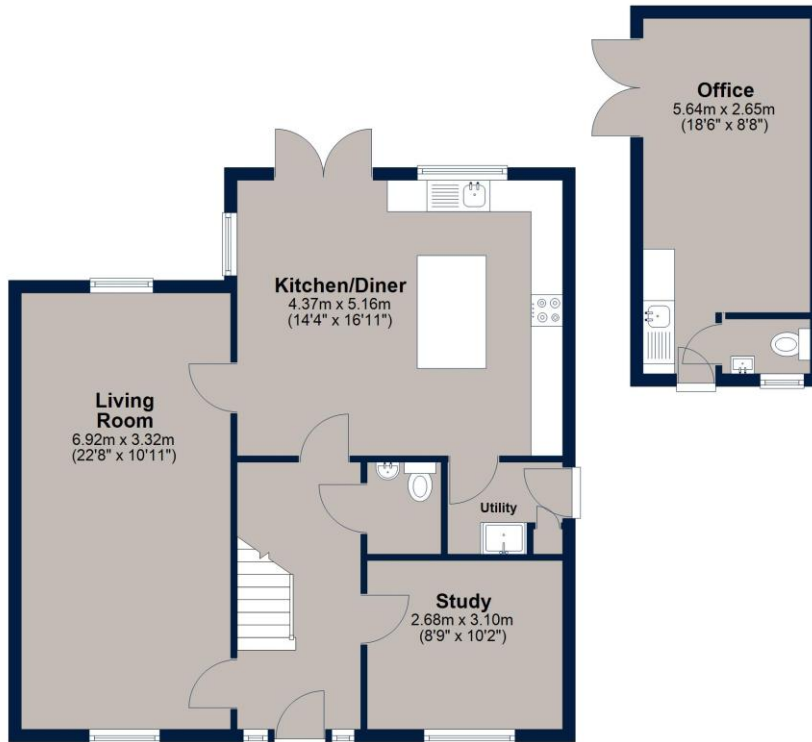
Barleythorpe is situated on the outskirts of the popular market town of Oakham, which offers a variety of high-street retailers, independent boutiques, and a selection of restaurants and cafes to suit all tastes. Oakham is also well connected to the nearby cities of Leicester and Peterborough, benefitting from its own train station and regular buses 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 days out.





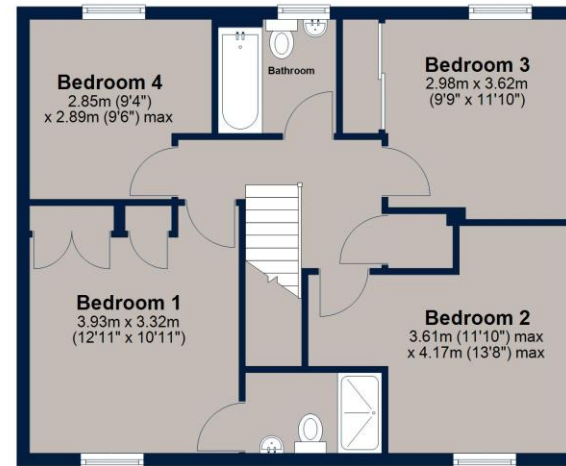
### Ground Floor

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  
Plan produced using PlanUp.

#### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.