



Asking Price £399,950 | Freehold
Blackwater Road, Barleythorpe LE15 7WF





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- Detached Modern Home
 - Four Bedrooms
 - En-Suite to Bedroom One
 - Dining Kitchen
 - Utility Room & Downstairs W/C
 - Remaining NHBC
 - Southerly Facing Garden with a Degree of Privacy
 - Built-in Wardrobes to bedroom one
 - Garage and Driveway
 - Rear Landscaped Garden
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The property is approached via a welcoming entrance hall, with internal access to the integral garage and access to a convenient ground floor W/C. To the rear, a spacious dining kitchen is fitted with a range of built-in appliances and provides an ideal space for both everyday living and entertaining, complemented by a separate utility room.

The living room is bright and inviting, featuring French doors that open directly onto the southerly facing rear garden.

Upstairs, the property offers four bedrooms, comprising three generous double rooms and a well-proportioned single. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the rear garden has been thoughtfully landscaped and is fully enclosed, featuring a decked seating area to the rear, a patio adjacent to the house, a lawn, and decorative gravel sections.









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PROPERTY

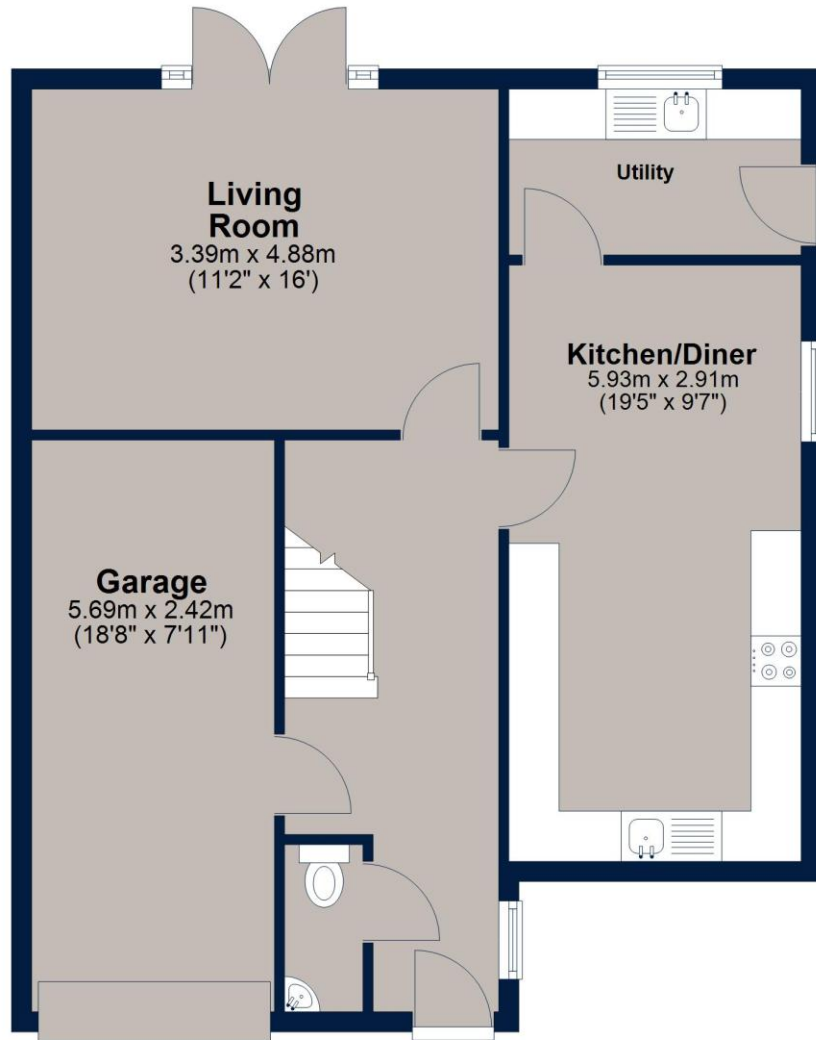
To the front, the property offers a driveway providing off-road parking for two vehicles, leading to the integral garage, alongside a lawned area with attractive picket fencing.

The property also benefits from the remaining NHBC.



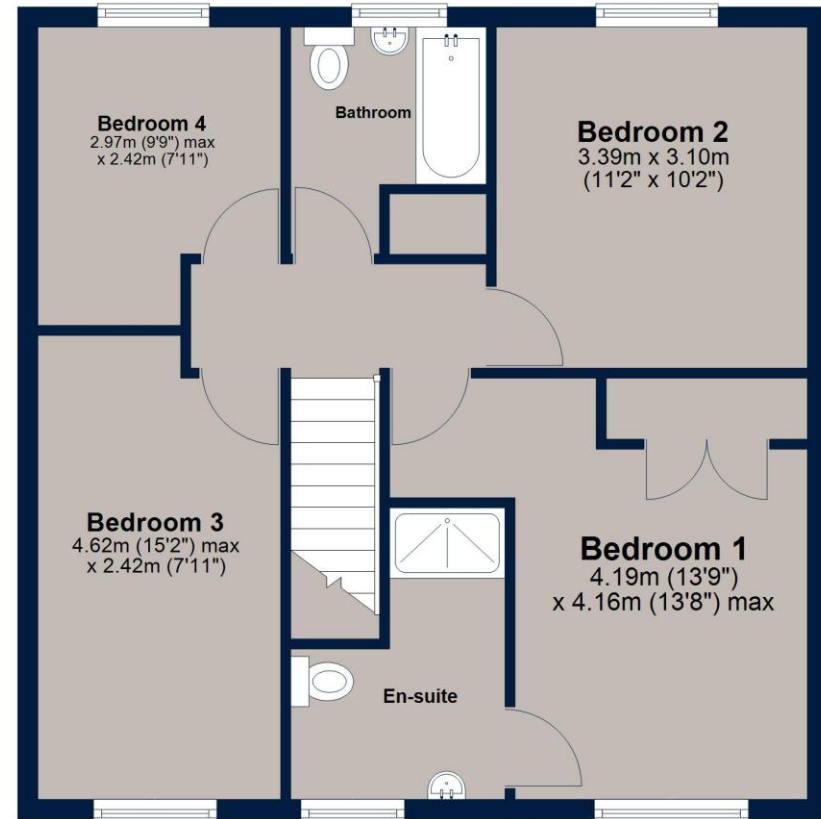
Ground Floor

Approx. 66.6 sq. metres (716.6 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 125.5 sq. metres (1351.0 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 Rutland County Council

Council Tax
Band = C

Tenure
Freehold

EPC
Rating = To be confirmed



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