



Offers Over £395,000 | Freehold

Hawthorn Close, Barleythorpe, Oakham, LE15 7UB





Key Features & Description

- Immaculately Presented
- Four Bedrooms
- Detached
- En-Suite to Principal Bedroom
- Downstairs W/C and Utility
- Two Reception Rooms
- Single Garage
- Solar Panels
- Available with No forward Chain
- EPC Rating B | Council Tax Band D

Immaculately presented throughout, this impressive four-bedroom modern detached home occupies a desirable cul-de-sac location, with easy access to Catmose College and a range of local town amenities, the property also benefits from solar panels.

The accommodation briefly comprises an entrance hall, downstairs WC and separate utility room, contemporary kitchen/diner, spacious living room and separate dining room. The kitchen/diner is fitted with a range of modern units and includes an integrated dishwasher, oven and hob and French doors opening onto the rear garden. The living room also benefits from French doors providing direct access to the garden.

To the first floor, there is a landing leading to the principal bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Outside, the property enjoys an enclosed, walled rear garden, with easy to maintain artificial grass and benefits from a remote-controlled sun-awning, with a rear gate providing access to the parking area and single garage with electric door.

The property is offered for sale with no forward chain.

TOWN LIFE

Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.

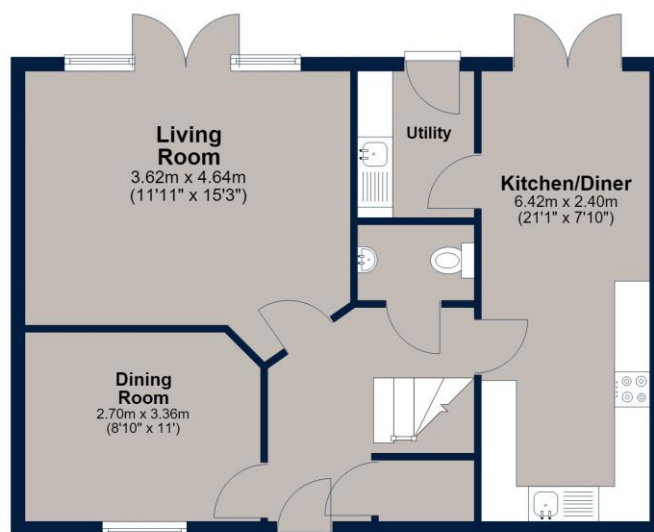
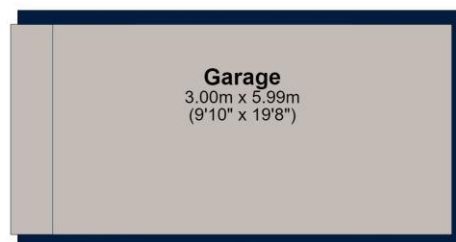
AGENT NOTE

Residents Management Company - The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the is payable per annum and is reviewable on an annual basis. Contact Osprey Property for further information.



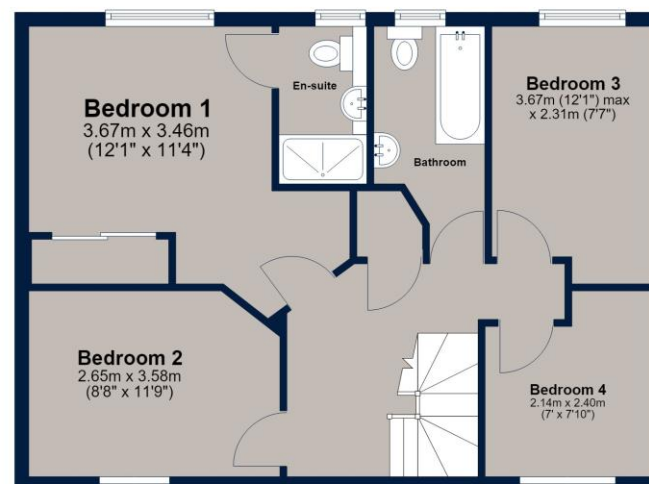
Ground Floor

Approx. 75.1 sq. metres (808.3 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



Total area: approx. 132.2 sq. metres (1422.6 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.



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