

RIDLINGTON BARNES

RIDLINGTON ROAD, RIDLINGTON



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SELLICKS

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A SUPERB AND CONTEMPORARY CLASS Q BARN CONVERSION WITH MODERN OPEN PLAN LIVING FLOWING OUT TO A GENEROUS GARDEN OVERLOOKING STUNNING VIEWS OF THE ADJACENT COUNTRYSIDE.

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Plot 4 Ridlington Barns

Ridlington Road
Ridlington
Oakham
Rutland
LE15 9AP

Living Kitchen • Utility Room • Four Bedrooms • Main Bathroom • En-suite • Separate WC • Private Rear Garden • Off-Road Parking • Edge of Village Location • Countryside Views •

ACCOMMODATION

The accommodation is arranged on one level with the main living space, a large open plan living kitchen, flowing out to the patio and garden beyond. There is a large utility room and a separate reception room that could be used as a snug or study. This space has large glazing allowing plenty of light and views of the garden.

The property provides four double bedrooms, the master bedroom with an ensuite and the further three sharing a family bathroom. The internal accommodation is completed by a separate WC sitting just off the entrance hall.

OUTSIDE

There is ample parking on the gravelled driveway and the garden sits to the south and east of the property enjoying a sunny aspect and spectacular views over the neighbouring countryside.

The property is one of only four unique homes within this small development and is offered to the market with the agent's strongest recommendation for an internal inspection.

LOCATION

Located just outside of Ridlington, a quiet Rutland village located between Uppingham and Oakham, approximately a mile to the West of the A6003. The pretty market town of Uppingham provides a good choice of local amenities and facilities including a local market twice a week and a choice of excellent private and state schools. The A47 provides easy access to Peterborough, Leicester and beyond providing straight forward access to London and the North East.

DIRECTIONAL NOTE

Head out of Oakham on the Uppingham Road, as you enter the village of Preston continue through, taking your last right onto Ridlington Road. Continue on Ridlington Road for approximately a mile and you will find the barns on your left-hand side.



SPECIFICATIONS

EXTERNAL STRUCTURE:

- Main structure, paint grade blockwork with the option to render
- Internal steel structure
- Aluminium double-glazed windows, doors, and French doors
- Roofs of insulated panels complete with fully electric remote controlled roof lights auto blinds

KITCHEN & UTILITY:

- Bespoke kitchen by Nathaniel Oliver complemented with Quartz worktops
- Neff appliances include fridge/freezer, single oven, 4 ring electric induction hob with hood and fan and an integrated dishwasher

BATHROOM & EN-SUITES:

- Sanitaryware to include either bath/shower with Porcelanosa fittings, shower cubicle, hand basin and WC
- Wall-hung vanity units
- Wall-hung toilets
- Shaver points
- Chrome towel rails
- Tiled bath and shower units

DECORATION & FINISH

- Combination of carpet and tiled flooring throughout
- Internal doors to be oak veneered with pewter ironmongery
- Decorating to include white matt emulsion to the ceilings and matt emulsion to the walls.
- Skirting, architrave, and wardrobe doors to be painted in an eggshell finish

HEATING, ELECTRICAL & LIGHTING

- Air sourced heat pump with underfloor heating
- Pressurised water cylinder in the store cupboard
- Pewter sockets and switches fitted throughout
- LED spotlights to kitchen, utility, study, and bathrooms
- Pendant lighting to other ground floor rooms and all bedrooms
- External wall lighting to front door and patio area

SECURITY:

- Multi-point locking mechanism to all external doors
- Window locks
- Light sensor lighting to the front of the property

LANDSCAPING:

- Accessed via a shared gravel driveway
- Private drive area to be gravelled
- Lawn to be turfed
- Boundaries to be timber fencing
- An outside tap, and electrical socket to be fitted

SERVICES:

- Mains water and electric to be connected and sewerage treatment plants to individual plots
- BT Fibre Optic line to be run to the property - client to arrange connection

WARRANTY:

- The properties will be built to national building control regulations and issued with a ICW 10-year warranty on completion

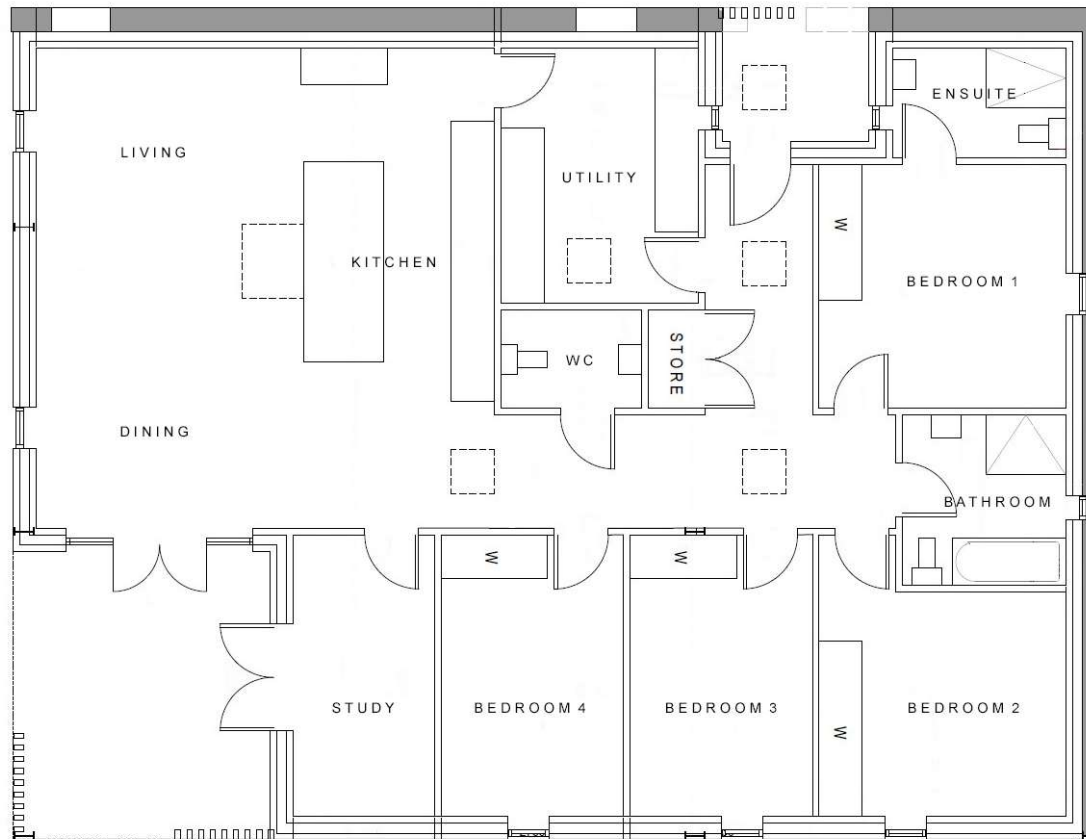


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Plot 4 Ridlington Barns, Ridlington Road, Ridlington, Rutland LE15 9AP

House Total Approx. Gross Internal Floor Area = **1614.6 ft² / 150 m²**

Measurements are approximate, not to scale and for illustrative purposes only.



Living Kitchen - 7.20m x 6.91m

Study - 4.27m x 2.11m

Utility - 3.90m x 2.97m

Downstairs WC - 1.50m x 2.20m

Bedroom 1 - 3.65m x 3.70m

Bedroom 2 - 3.42m x 3.70m

Bedroom 3 - 4.27m x 2.74m

Bedroom 4 - 4.27m x 2.74m

Bathroom - 2.55m x 2.45m

Ensuite - 1.65m x 2.60m



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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