



AINTREE AVENUE

BARLEYTHORPE, RUTLAND

JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

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“... WELL-PRESENTED, DETACHED FAMILY HOME ...”

A well-presented, detached family home property with off-road parking, garaging and a beautifully landscaped garden all within a short distance of Oakham town centre.

Dining Kitchen, Utility Room • Two Reception Rooms • Downstairs Cloakroom • Four Bedrooms • Family Bathroom, Two Ensuites • Off-Road Parking, Double Garage • South- West Facing Garden • EER - B •

Accommodation

Enter the property into a spacious entrance hall providing access to the property's accommodation. The ground floor in brief consists of a dining kitchen, two reception rooms, a utility, and a downstairs cloakroom. The main reception rooms sit to the right of the entrance hall, the living room with a window to the front, a feature fireplace and French doors opening out to the garden. To the left of the entrance hall is the second reception that is currently used as a music room but could be utilised in a variety of ways.

The dining kitchen sits to the rear with a comprehensive range of fitted units with multiple integrated appliances. There is glazing to three elevations allowing plenty of light, two windows and a set of French doors opening out to the patio and garden.

To the first floor there are four bedrooms, bedrooms one and two complemented by ensuite shower rooms and built-in wardrobes. Bedrooms three and four are served by a family bathroom comprising a bath with shower over, low flush lavatory, wash hand basin and heated chrome towel rail.

Outside

To the front there is a small, fenced garden with a variety of mature borders, lawn area and a pathway to the front door. A driveway sits to the right-hand side with off-road parking and access to the double garage and a pedestrian gate leading into the wonderfully private rear garden. To the rear a patio sits directly off the kitchen and living spaces and gives way to the lawn with a multitude of floral and shrub borders creating year-round interest. The garden benefits from a south-westerly orientation making the most of the sun throughout the day.



Location

Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station.

Services

The property is offered to the market with all mains services and gas-fired central heating.

Council Tax

Council Tax Band E.

Tenure

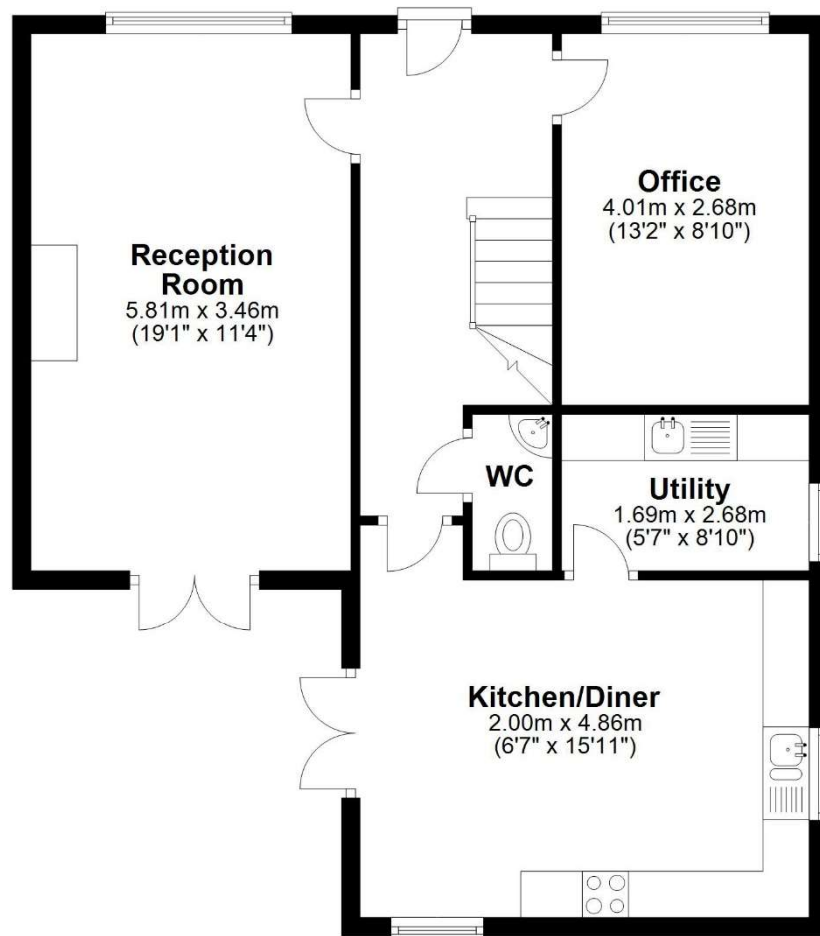
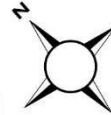
Freehold



20 Aintree Avenue, Barleythorpe, Oakham, Rutland LE15 7TR
House Total Approx. Gross Internal Floor Area excl. Garage = 1461.7 ft² / 135.8 m²
Measurements are approximate, not to scale, illustrative purposes only.

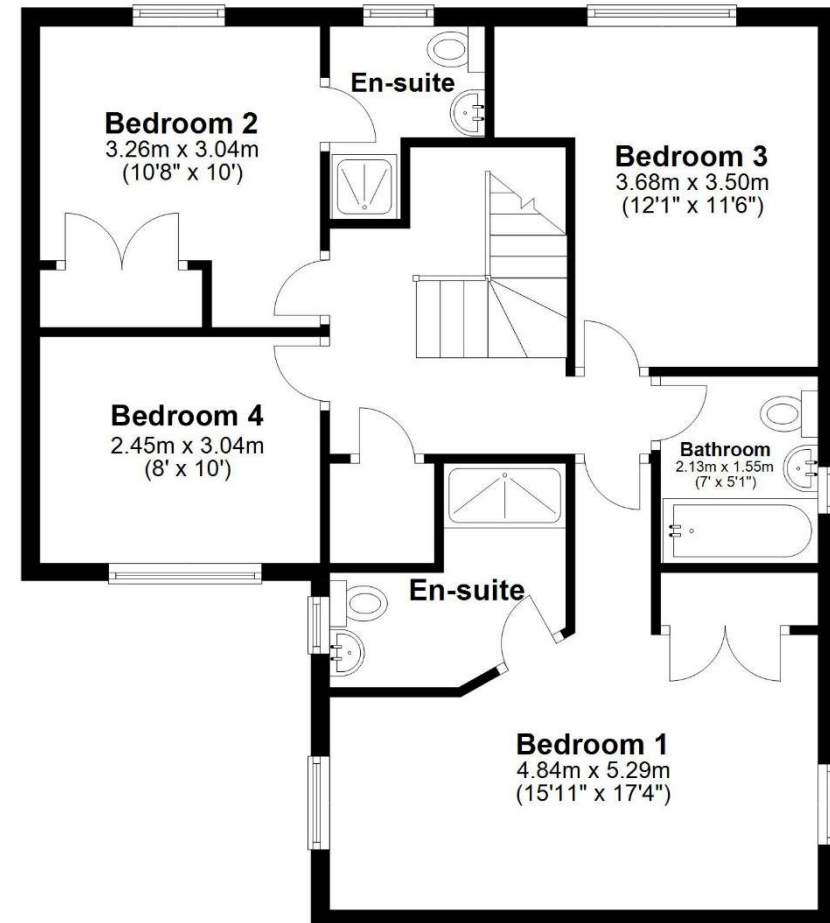
Ground Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.7 sq. feet)

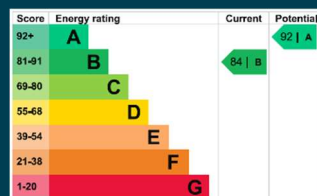




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Measurements and Other Information

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.