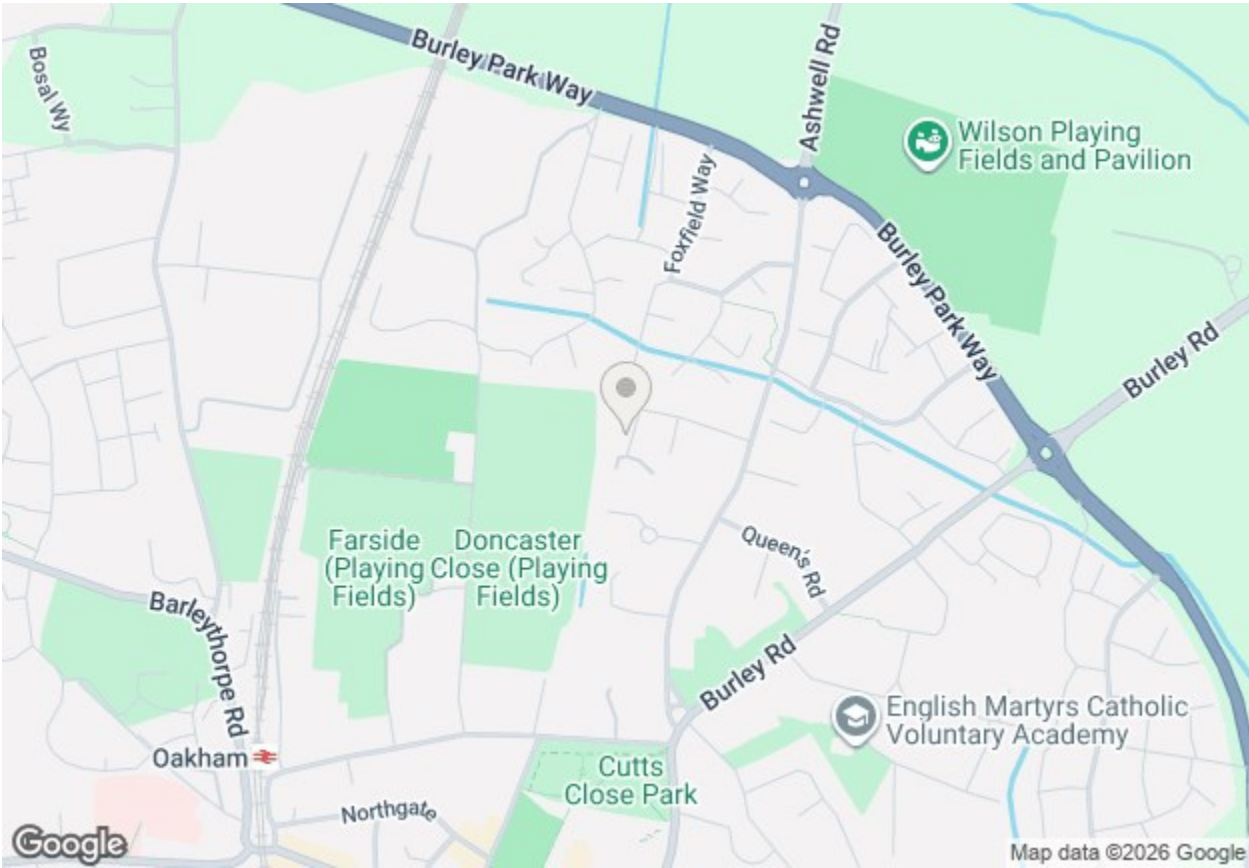




23 Barmstedt Drive, Oakham, LE15 6RG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Situated within a pleasant cul-de-sac approximately three quarters of a mile from Oakham town centre and railway station, this modern and much improved townhouse offers stylish, contemporary accommodation arranged over three floors.

The property has been extended to the rear and is presented to a high standard throughout, benefiting from gas fired central heating and uPVC double glazing.

The ground floor features a welcoming entrance hall with cloakroom/WC, leading into a superb open-plan kitchen, dining and living space. The kitchen is fitted with a range of modern units, granite work surfaces and integrated appliances, while the living area is bright and spacious with Velux windows and bi-fold doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom. The second floor is dedicated to the principal bedroom suite, complete with fitted wardrobes and a stylish en-suite shower room.

Externally, the property offers a single garage with power and lighting, along with a driveway providing off-street parking. The front garden is attractively landscaped for low maintenance, while the fully enclosed rear garden has been thoughtfully designed with timber decking, artificial lawn and a paved seating area, creating a private and easy-to-maintain outdoor space.

A superbly presented home in a convenient location, ideal for a range of buyers seeking modern living within easy reach of the town centre and transport links.

NO CHAIN

Asking Price £315,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Immaculately presented extended town house
 - Three bedrooms
 - Accommodation set over three floors
 - Views over allotments to rear
 - Council Tax Band - C, EPC - C
- Stylish open plan kitchen living space with bi-fold doors
 - Principal Bedroom with en-suite/dressing room
 - Gas fired central heating
 - Off street parking & single garage
 - NO CHAIN



ACCOMMODATION:

Entrance Hall

3.58m x 0.99m (11'9 x 3'3)

Cloakroom

1.85m x 0.84m (6'1 x 2'9)

Open Plan Kitchen Living Space

11.40m max, 5.64m min x 3.94m max, 1.91m min
(37'5 max, 18'6 min x 12'11 max, 6'3 min)

Landing

Bedroom Two

3.94m x 2.59m (12'11 x 8'6)

Bedroom Three

3.94m x 2.67m (12'11 x 8'9)

Bathroom

2.41m x 1.85m (7'11 x 6'1)

Landing

Principal Bedroom

3.94m x 3.86m (12'11 x 12'8)

En-suite/Dressing Room

3.94m x 2.69m max, 1.70m min (12'11 x 8'10 max, 5'7 min)

Single Garage

5.23m x 2.62m (17'2 x 8'7)

FLOOR PLAN:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io