

## 1 Bramble Close, Barleythorpe, Oakham, LE15 7UA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Nestled in the charming area of Barleythorpe, Oakham, Bramble Close presents an exceptional opportunity for those seeking a delightful family home. This well-appointed house is situated in a peaceful cul-de-sac, offering a serene environment while still being conveniently close to local amenities and transport links.

The property boasts a spacious layout, ideal for modern living. Upon entering, you are greeted by a welcoming hallway that leads to a generous living area, perfect for both relaxation and entertaining. There is a stylish breakfast kitchen as well as the addition of a vaulted ceiling laundry/utility room.

The house features multiple bedrooms, each designed to provide comfort and privacy. Natural light floods through the windows, creating a warm and inviting atmosphere throughout. The Main bedroom comes with a dressing area and en-suite, whilst the top floor comes with two generous double bedrooms and a Jack and Jill bathroom.

Outside, the property benefits from a well-maintained garden, offering a tranquil space for outdoor activities. The driveway provides convenient off-street parking, adding to the practicality of this lovely home.

Bramble Close is not only a beautiful residence but also a gateway to the vibrant community of Oakham. With its picturesque surroundings, excellent schools, and a variety of shops and restaurants nearby, this location is perfect for families and individuals alike.

In summary, this house on Bramble Close is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. With its spacious interiors, lovely garden, and proximity to local amenities, it is sure to appeal to a wide range of buyers.

NO CHAIN  
**Guide Price £475,000 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.

- Detached family home
- Flexible accommodation set over three floors
- Over looking a green to the front
- Off street parking & double detached garage
- Council Tax Band - F, EPC - B

- Five bedrooms
- Stylish breakfast kitchen & two reception rooms
- Utility/laundry room
- Enclosed patio & lawn garden
- NO CHAIN



**ACCOMMODATION:**

**Entrance Hall**  
5.08m x 1.80m (16'8 x 5'11)

**Sitting Room**  
6.83m x 3.38m (22'5 x 11'1)

**Dining Room**  
3.18m x 2.62m (10'5 x 8'7)

**Breakfast Kitchen**  
3.91m x 4.09m (12'10 x 13'5)

**Utility Room**  
2.92m x 2.54m (9'7 x 8'4)

**Cloakroom**

**Landing**

**Main Bedroom**  
3.99m x 3.15m (13'1 x 10'4)

**En-suite**  
2.95m x 1.35m (9'8 x 4'5)

**Bedroom Two**  
3.38m x 3.33m (11'1 x 10'11)

**Bedroom Three**  
0.36m x 2.26m min (1'2 x 7'5 min)

**Family Bathroom**  
2.11m x 1.68m (6'11 x 5'6)

**Landing**

**Bedroom Four**  
3.48m min x 3.23m (11'5 min x 10'7)

**Bedroom Five**  
3.38m x 5.23m (11'1 x 17'2)

**Jack-And-Jill Shower Room**  
3.48m x 1.70m (11'5 x 5'7)

**Double Garage**

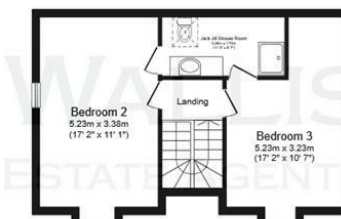
**FLOOR PLAN:**



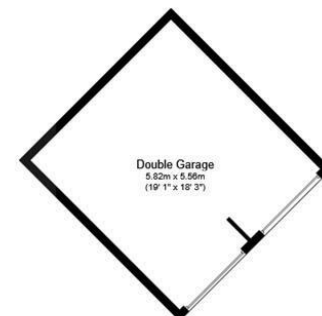
Ground Floor



First Floor



Second Floor



Garage

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](http://www.Propertybox.io)