



Paddock Avenue Barleythorpe

Moores are delighted to offer this well presented family home, being one of the few houses in Barleythorpe with this outlook and private setting, having recently been redecorated, offered with NO CHAIN!



FEATURES

- Detached family home with NO ONWARD CHAIN
- Solar Panels
- Kitchen breakfast room with utility
- Two reception rooms
- Four bedrooms, master bedroom with ensuite
- Landscaped rear garden
- Off road parking with integrated garage
- Walking distance to amenities



FULL DESCRIPTION

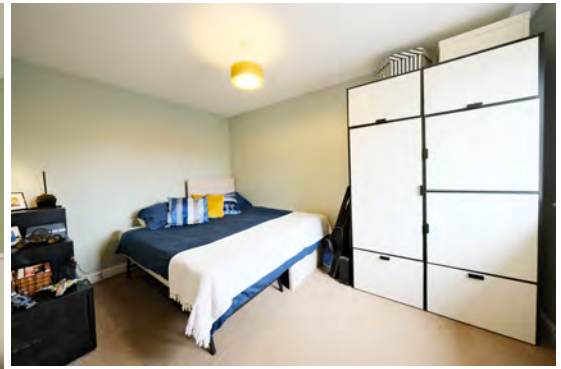
Accommodation comprises, spacious entrance hall, cloakroom/WC, living room with double doors into the dining room, modern open plan kitchen breakfast room with utility room providing side access. To the first floor there is a spacious landing with master bedroom and recently updated ensuite. There are three further double bedrooms and the main family bathroom.

To the front is parking for two cars, integrated garage and front lawned garden. To the rear is a beautifully landscaped garden, with an array of plants and flower beds, private patio area, the rest laid to lawn. There is also a summer house ideal for a home office or a cosy spot for an evening drink.

The property is in a fantastic position in Barleythorpe with a cut through to get you to Catmose College in minutes, and walking distance to the town centre and train station.

To book a viewing call our
area experts
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LOCATION

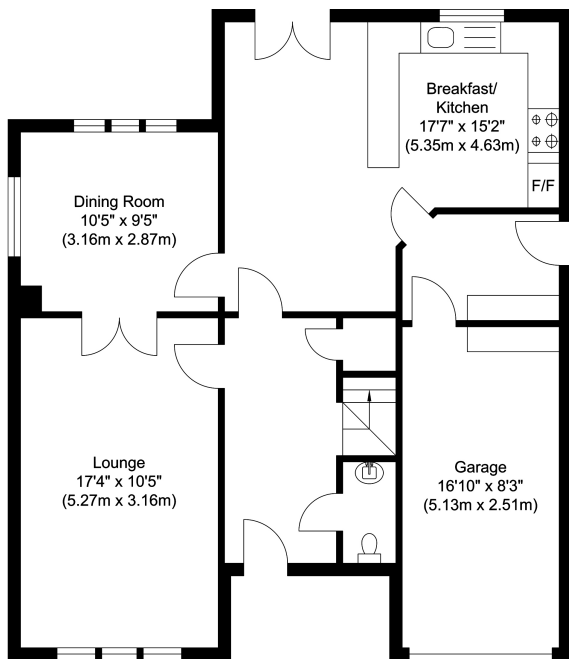
Oakham is a lovely market town, within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday.

There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

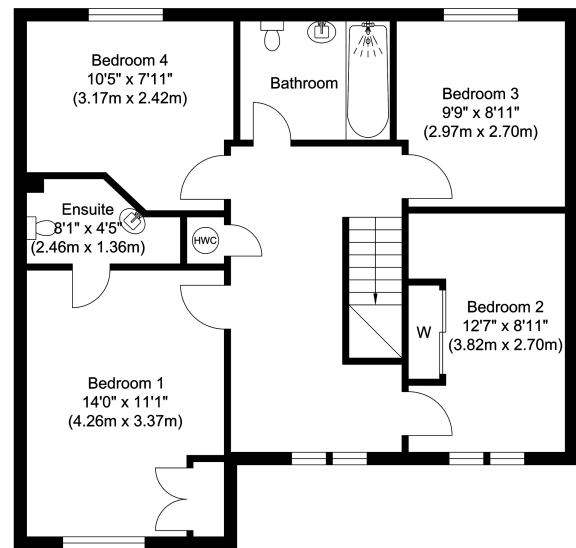
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Ground Floor
Approximate Floor Area
822.36 sq. ft
(76.40 sq. m)



First Floor
Approximate Floor Area
684.47 sq. ft
(63.59 sq. m)

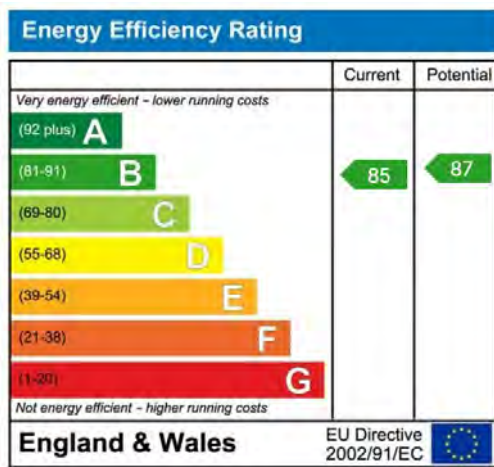
Illustration for identification purposes only, measurements are approximate, not to scale.

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EPC RATING



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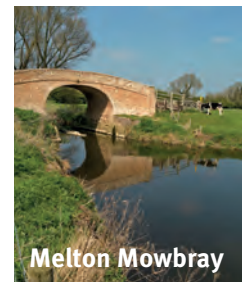
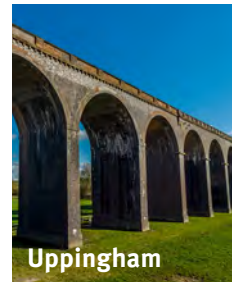
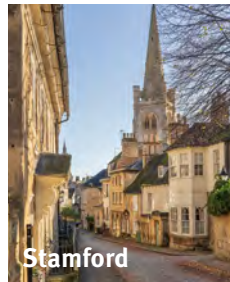
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