Stoneleigh Barn, Back Road

Barrowden, Oakham, LE15 8EG

£600,000

Richardson

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Situated in one of Rutland's most sought after village locations, Stoneleigh Barn is a superb opportunity to purchase a newly constructed stone built bungalow within a small enclave of only 5 similar style properties. As to be expected from an award winning bespoke developer, the property will be finished to a very high specification including an air source heat pump providing under floor heating throughout the property, mechanical ventilation heat recovery system and a wood burning stove will make Stoneleigh Barn highly efficient but also cosy in those winter evenings. The property is designed to provide spacious and comfortable accommodation with a large sitting room and superb open plan kitchen diner, both with bi fold doors opening to the patio area giving a great flow and outdoor entertaining space. There is also a useful utility room. The master bedroom has built in wardrobes and and ensuite shower room. The separate bathroom serves the other double bedroom again with built in wardrobes. The property has a private driveway providing hard standing for several vehicles and leads to a single garage with power door and eaves storage. The property is covered by a 10 year warranty and the full specification is available from Richardson.

Reception hall

Sitting room
19'6" max x 17'10" max (5.95m max x 5.46m max)

Kitchen diner
21'6" max x 17'10" max (6.56m max x 5.46m max)

Utility
6'8" x 6'6" (2.05m x 2m)

Master bedroom
18'1" including wardrobe x 11'2" (5.53m including wardrobe x 3.41m)

Ensuite shower room

Bedroom
13'9" including wardrobe x 12'0" max (4.2m including wardrobe x 3.66m max)

Bathroom

External details
Private block paved driveway to the side leading to a detached single garage with power door and electric car charging point. Open plan front garden and enclosed rear garden.

Agents Notes
A full specification is available from Richardson. The property is currently under construction and completion is expected early spring 2027.

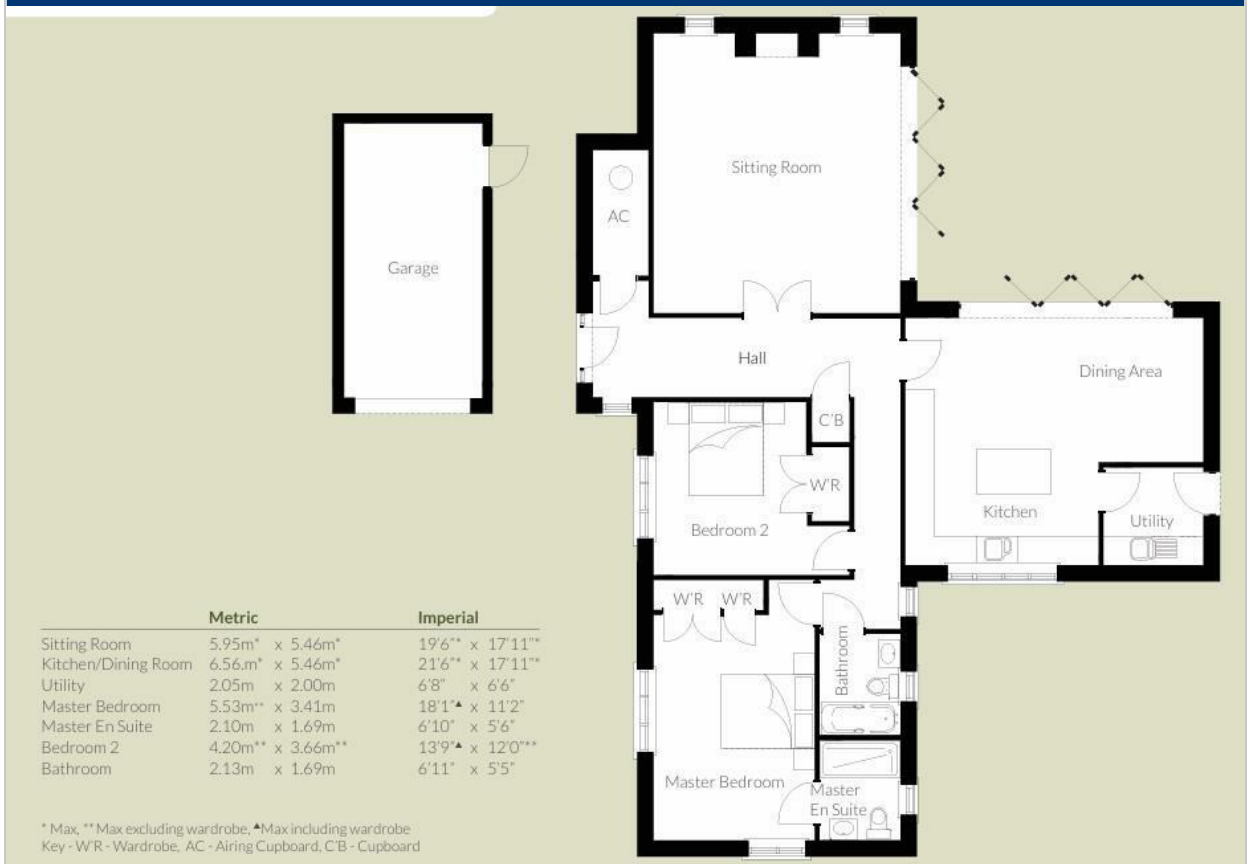
Council Tax
Rutland County Council Tax Band TBC

Services
Mains water, sewerage and electricity. Heating is by Air Source Heating Pump to underfloor heating

Tenure
Freehold

Viewing
By telephone appointment with Richardson post@richardsonsurveyors.co.uk

Floor Plan

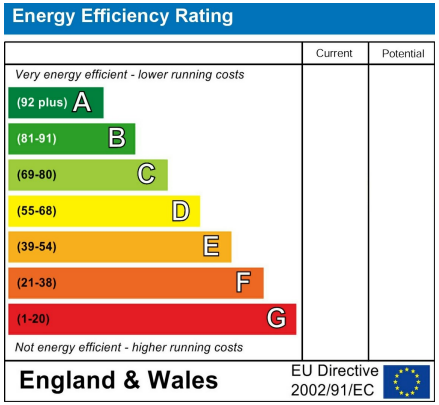


	Metric	Imperial
Sitting Room	5.95m* x 5.46m*	19'6"* x 17'11"*
Kitchen/Dining Room	6.56.m* x 5.46m*	21'6"* x 17'11"*
Utility	2.05m x 2.00m	6'8" x 6'6"
Master Bedroom	5.53m** x 3.41m	18'1"▲ x 11'2"
Master En Suite	2.10m x 1.69m	6'10" x 5'6"
Bedroom 2	4.20m** x 3.66m**	13'9"▲ x 12'0"**
Bathroom	2.13m x 1.69m	6'11" x 5'5"

* Max, ** Max excluding wardrobe, ▲Max including wardrobe
Key - W'R - Wardrobe, AC - Airing Cupboard, C'B - Cupboard

Area Map

Energy Efficiency Graph



Awaiting EPC

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Richardson

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