



2 Gretton Street, Barleythorpe, Oakham, LE15 7UU

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Modern Three Bedroom Semi Detached Family Home
- Three Spacious Bedrooms
- Open Plan Kitchen & Dining Area
- Master Bedroom with En-Suite & Fitted Wardrobe
- Single Garage & Driveway Parking
- Easy Access to Primary & Secondary Schools
- Quiet Location
- No Onward Chain
- Freehold

Guide Price £250,000 - £265,000





Positioned along a quiet road within the popular "Oakham Heights" development is this modern semi-detached family home, boasting an open plan kitchen and dining area, three spacious bedrooms, an en-suite shower room and a separate family bathroom. Offered for sale with NO ONWARD CHAIN, this delightful family home boasts a single garage, driveway parking and an easy-to-maintain rear garden. The property is ideally located within walking distance of local Primary & Secondary Schools along with local amenities and a train station. Internal viewings are strongly recommended to fully appreciate the size of the accommodation and plot.



As you approach the property from the front the partly glazed entrance door leads you into a spacious hallway with a useful downstairs WC and stairs to the first-floor landing. From the hall, the light and airy living room has double doors giving direct access to the rear garden. Also from the hallway is the open-plan kitchen and dining area which is a real family-orientated space. The kitchen has been fitted with a range of wall and base units including several integral appliances. A glazed door provides access out to the rear garden. From the first floor landing you have three spacious bedrooms and the family bathroom. The master bedroom features an en-suite shower room and fitted wardrobes, whilst bedroom two offers fitted wardrobes.



The property sits on a desirable plot within the edges of the development. Offering an easy-to-maintain front garden, mainly planted with a variety of shrubs. Gated access leads around to the rear garden which is mainly laid to lawn along with a patio area. To the side of the property is a single garage, underneath a coach house along with parking to the front.

Entrance Hall 3.18m x 1.63m (10'5" x 5'4")

Living Room 4.90m x 2.90m (16'1" x 9'6")

Kitchen & Dining Room 4.90m x 3.60m (16'1" x 11'10")

Downstairs WC 1.50m x 1.41m (4'11" x 4'7")

First Floor Landing 2.97m x 2.80m (9'8" x 9'2")

Bedroom One 3.00m x 2.90m (9'10" x 9'6")

En-Suite 2.20m x 1.70m (7'2" x 5'7")

Bedroom Two 3.01m x 2.66m (9'11" x 8'8")

Bedroom Three 2.27m x 2.02m (7'5" x 6'7")

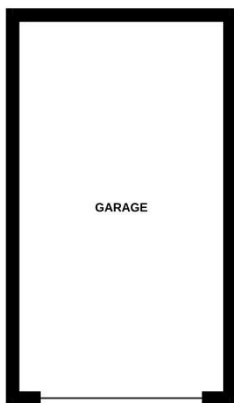
Bathroom 1.90m x 1.70m (6'2" x 5'7")

Single Garage 5.10m x 2.90m (16'8" x 9'6")

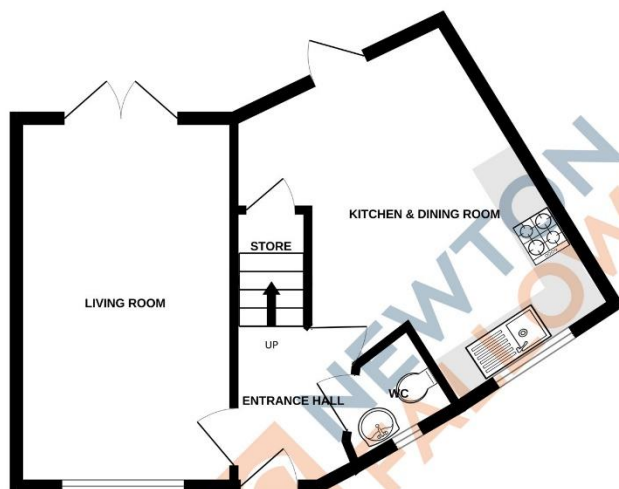
#### Residents Management Company

The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £175 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

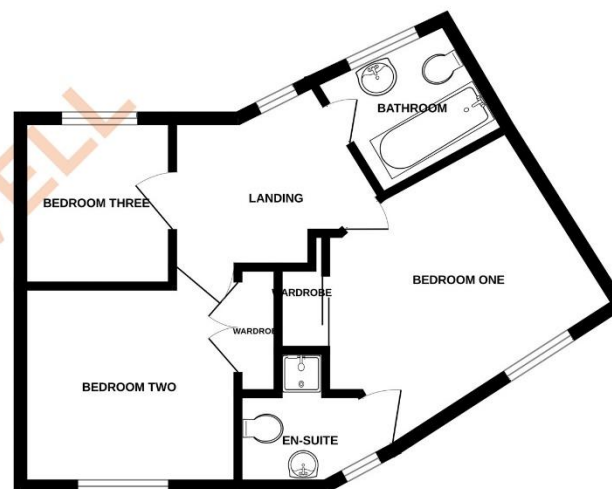
GARAGE  
159 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: Rutland CC  
Council Tax Band: C

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.