



56 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Semi Detached Family Home
- Three Bedrooms
- Breakfast Kitchen
- En-Suite to Master
- Immaculate Condition
- Single Garage + Off Road Parking
- Desirable Location
- NO CHAIN
- EPC Rating B
- Freehold

£325,000





Positioned on the popular "Barleythorpe" development with easy access to local schools, train station & town centre is this well-presented modern semi-detached family home. Boasting a larger than standard plot including a private walled garden and single garage. Offered for sale with no onward chain, this delightful home boasts an open-plan kitchen/dining area, a light & airy living room, three spacious bedrooms, an en-suite shower room to the master bedroom, and a family bathroom. Internal viewings are strongly recommended to view this stunning family home.

As you approach, the well-manicured front garden leads you to the front door, and into the entrance hall. To the right of the hallway is the living room with a bay-style window, providing plenty of light into the room. The kitchen is fitted with a range of modern wall and base units along with several integrated appliances, this is a great family space and the heart of the home, offering double French doors into the private walled garden, ideal for entertaining. Upstairs the master bedroom complete with an en-suite shower room sits to the front of the property and is bathed in sunlight from the dual-aspect windows. The second bedroom is described as a double, and the third a single bedroom. To the rear of the property is the family bathroom complete with a modern three-piece suite.

Externally the property offers a good size private walled south-facing garden, with a large patio area and the rest laid to lawn. From here, a gate provides access to the single garage and driveway.

Room Measurements

Entrance Hall 2.68m x 1.60m (8'10" x 5'2")

Lounge 5.64m x 3.18m (18'6" x 10'5")

Kitchen 5.64m x 3.61m (18'6" x 11'10")

Bedroom One 3.17m x 2.92m (10'5" x 9'7")

Ensuite 2.18m x 1.43m (7'2" x 4'8")

Bedroom Two 3.56m x 3.17m (11'8" x 10'5")

Bedroom Three 2.42m x 2.37m (7'11" x 7'10")

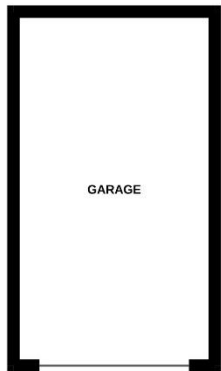
Bathroom 2.19m x 1.94m (7'2" x 6'5")

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

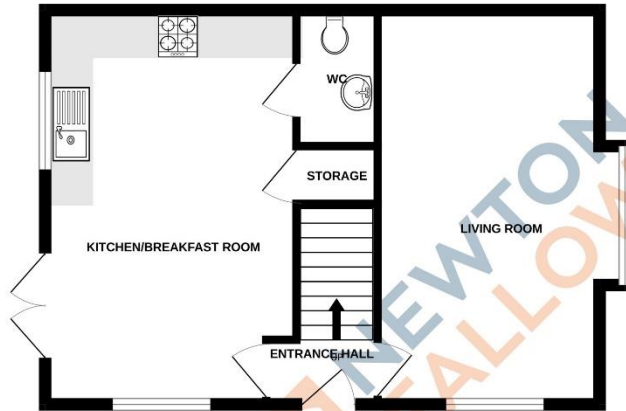
Residents Management Company

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.

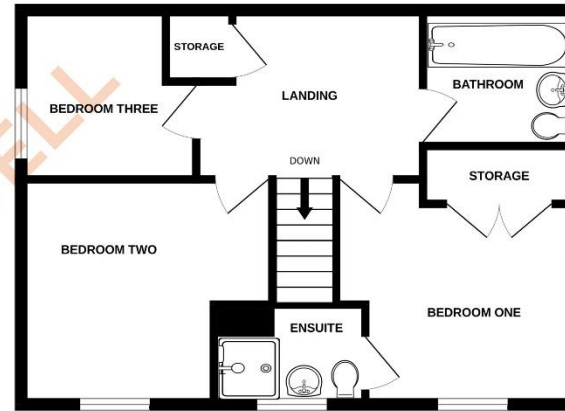
GARAGE
159 sq.ft. (14.7 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
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.