



5 Main Road, Barleythorpe, Oakham, LE15 7EE

 **NEWTON FALLOWELL**



## Key Features

- Semi Detached Period Family Home
- Two Double Bedrooms
- Off Road Parking
- Outbuilding Suitable For A Range Of Uses
- Potential To Extend (stp)
- Popular Location Close To The Town Centre
- Well Presented
- Ideal First Time Purchase

Offers in excess of £240,000





A desirable period semi-detached cottage set on a large plot offering easy access to the town centre, local schools, and train station. The property offers accommodation over two floors including a breakfast kitchen, living room, two double bedrooms, and a spacious first-floor bathroom. Within the desirable plot, the property has off-road parking, a flexible outbuilding, and a wonderful rear garden. The property also offers great potential to extend and further develop if desired (stp).

As you enter the property through the front door, the entrance hall provides access to the living room and stairs lead to the first-floor landing. The spacious living room offers a fully tiled floor that extends through to the kitchen, useful shelving, and a double-glazed window that overlooks the front aspect. Behind the living room is a modern breakfast kitchen that offers a tiled floor, a split barn-style rear door, space for a breakfast table, and a fridge freezer. Leading on from this is a conservatory that is currently used as a utility area by the current owners. The first-floor landing gives access to the two double bedrooms and the family bathroom with a three-piece suite. The outside of the property offers a detached outbuilding, currently used as an office but can be adapted to suit a wide range of uses.

A parking area is accessed from the road along with a courtyard garden from the main house and outbuilding. The main garden is set along a floral walkway and is mainly laid to lawn with a mix of mature shrubs and hedges. Internal viewings are strongly recommended.

### Room Measurements

Entrance Hall 1.26m x 1.08m (4'1" x 3'6")

Sitting Room 3.81m x 3.67m (12'6" x 12'0")

Kitchen/Diner 5.01m x 2.47m (16'5" x 8'1")

Conservatory 2.46m x 1.54m (8'1" x 5'1")

Bedroom One 4.07m x 2.91m (13'5" x 9'6")

Bedroom Two 3.32m x 2.45m (10'11" x 8'0")

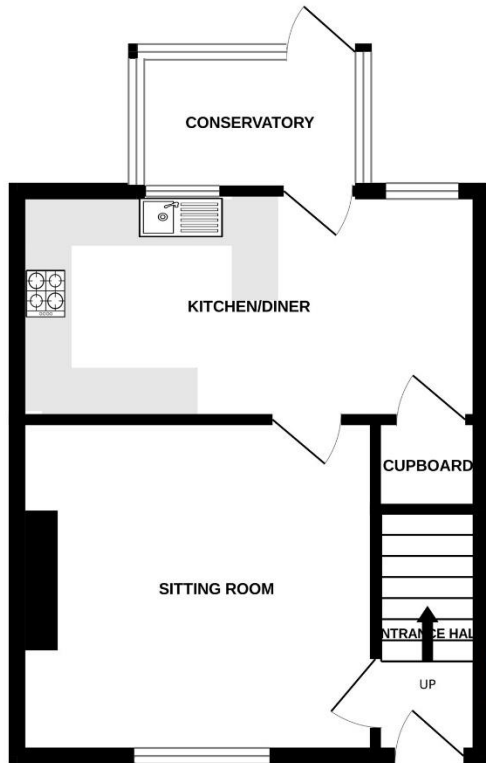
Bathroom 2.32m x 2.27m (7'7" x 7'5")

Workshop 2.95m x 2.27m (9'8" x 7'5")

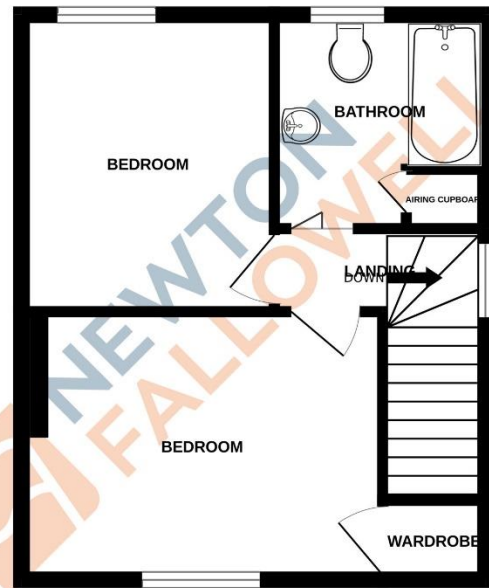
WC 1.24m x 1.15m (4'1" x 3'10")



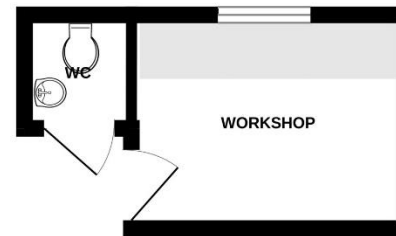
GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



OUTBUILDING  
89 sq.ft. (8.2 sq.m.) approx.



MAIN ROAD, BARLEYTHORPE, OAKHAM LE157EE

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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		90 B
69-80	C		
55-68	D	64 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.