



16 Goodwood Road, Barleythorpe, Oakham, LE15 7TE



**NEWTON FALLOWELL**

4 2 1

## Key Features

- Semi Detached Family Home
- Four Bedrooms
- Townhouse
- En-Suite To Master
- Re-Fitted Kitchen
- Open Plan Kitchen/Lounge
- Presented To A High Standard
- Single Garage
- EPC Rating B
- Freehold

O.I.R.O £325,000





Set within the modern Oakham Heights development built by Bellway Homes, is this modern and extremely well-presented semi-detached family home. Offering well-considered accommodation throughout spread over three floors including four spacious bedrooms with an en-suite to the master, an open plan kitchen/living room with a central peninsula with an inset hob. Offering an excellent opportunity to secure a deceptively spacious family home the property boasts an enclosed rear garden, driveway parking for several vehicles, and a single garage. Internal viewings are strongly recommended to avoid missing out.



As you approach the property from the front, the front door leads you into the lovely entrance hallway with stairs flowing to the first-floor landing and a useful utility area. To the right of the hallway, you have the open plan kitchen that has been re-fitted with a range of high-quality wall and base units, bespoke shutters, integrated full height fridge, eye level oven, space for a dishwasher and a fully tiled floor, ideal for entertaining or dinner parties. From the hallway, the lounge is to the rear of the property and with a useful cupboard, and double French doors to the rear garden. On the first floor, there are three bedrooms, two of which offer built in wardrobes, complete with a family bathroom. Leading from the first floor is a staircase that leads to the second-floor master bedroom. The master bedroom offers a spacious en-suite and built-in triple wardrobe.



The property sits on a desirable plot, with an easy-to-maintain front garden and driveway parking for two vehicles. The driveway leads down to the single garage with an up and over door with power for further appliances. A gate provides access to the rear garden where you find an area mainly laid to lawn with a large patio area suitable for entertaining.

### Room Measurements

Entrance Hall 4.05m x 2.03m (13'4" x 6'8")

Kitchen 3.92m x 2.83m (12'11" x 9'4")

Lounge 4.94m x 2.68m (16'2" x 8'10")

Bedroom One 5.23m x 4.95m (17'2" x 16'2")

Ensuite 1.96m x 1.54m (6'5" x 5'1")

Bedroom Two 3.20m x 2.84m (10'6" x 9'4")

Bedroom Three 3.09m x 2.83m (10'1" x 9'4")

Bedroom Four 2.77m x 2.03m (9'1" x 6'8")

Bathroom 2.07m x 1.67m (6'10" x 5'6")

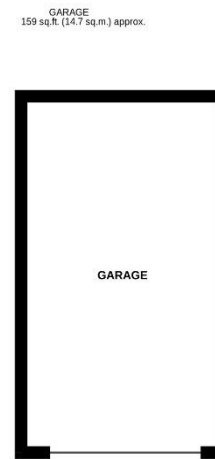
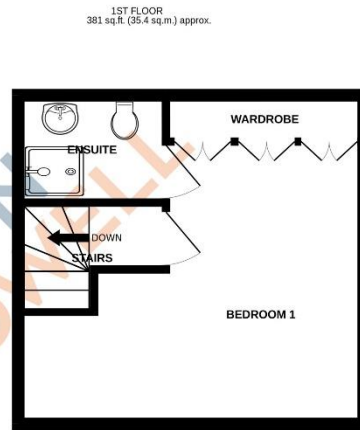
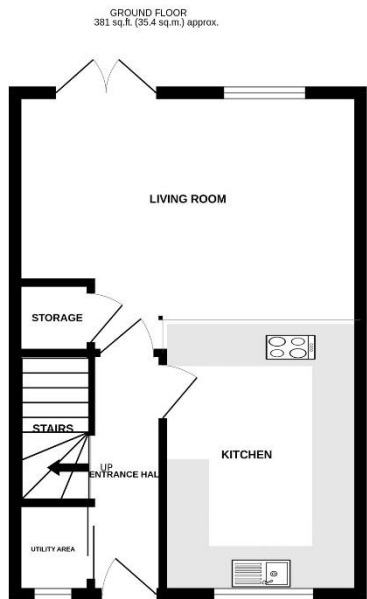
Garage 5.09m x 2.90m (16'8" x 9'6")

### 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 £166.15 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

### Solar Panels

This property offers 14 owned 4kw solar panels, installed by the current owners in 2016. Benefitting from a feed-in tariff and fully transferable to the new owners.



GOODWOOD ROAD, BARLEYTHORPE, OAKHAM LE157TE

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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		95 A
81-91	B	85 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.