



22 Blackwater Road, Barleythorpe, Oakham, LE15 7WF



NEWTON FALLOWELL

3 2 1

Key Features

- Modern Detached Family Home
- Three Bedrooms
- En-Suite To Master
- Downstairs W.C
- Single Garage + Driveway
- Enclosed Rear Garden
- Presented To A High Standard
- Popular Location
- EPC Rating B
- Freehold

Offers in excess of £300,000





Located on the desirable "Barleythorpe" development and offering easy access to the train station and town centre is this spacious well-presented modern detached family home. The property offers a good size kitchen/diner, lounge, three bedrooms, an ensuite to the master, a walled rear garden driveway & garage.

Entering via the front door leads to the entrance hall. From the hall, you have doors to the lounge, kitchen/diner, and the staircase to the first floor. To the right of the hallway is the living room with a bay window that looks out to open space and provides plenty of light into the room. The kitchen is fitted with a range of modern wall and base units along with several integrated appliances and offers a bespoke island extension, 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 is complete with a useful en-suite shower room and offers lots of natural light due to its dual-aspect windows. The second bedroom is described as a double, and the third is a good size single. To the rear of the property is the monochrome family bathroom complete with a modern three-piece suite and a shower in the bath.

Externally the property sits on a good-sized plot and offers a private low-maintenance walled garden with a decked area suitable for entertaining and a personal door to the single garage.

Entrance Hall 1.63m x 1.60m (5'4" x 5'2")

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

Kitchen 5.67m x 3.61m (18'7" x 11'10")

WC 1.98m x 1.00m (6'6" x 3'4")

Bedroom One 3.21m x 2.95m (10'6" x 9'8")

Ensuite 2.35m x 1.45m (7'8" x 4'10")

Bedroom Two 3.61m x 3.13m (11'10" x 10'4")

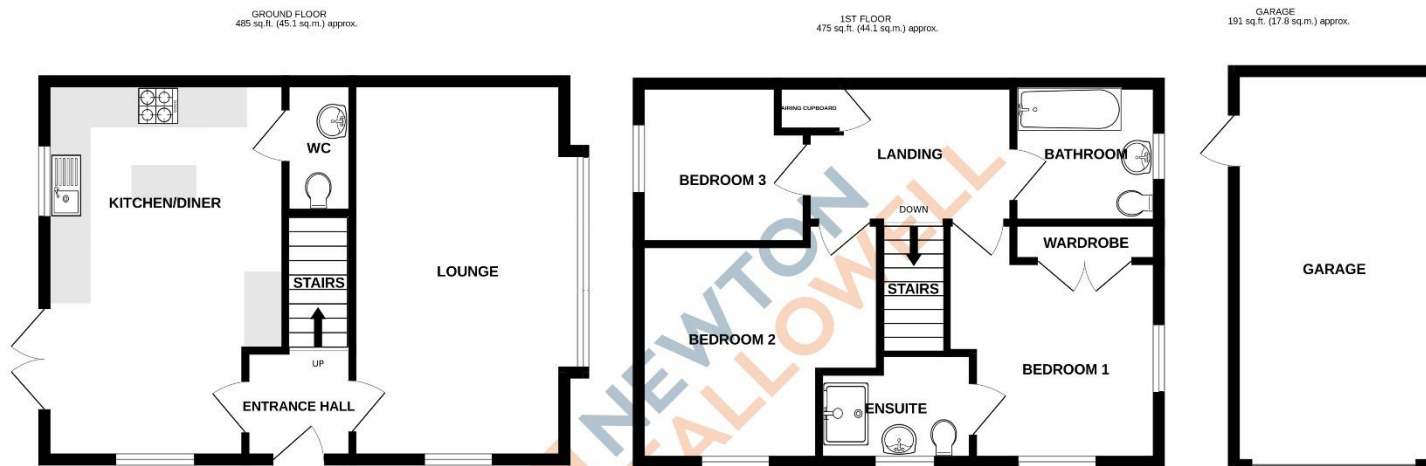
Bedroom Three 2.51m x 2.41m (8'2" x 7'11")

Bathroom 2.19m x 1.96m (7'2" x 6'5")

Garage 5.91m x 3.01m (19'5" x 9'11")

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.



BLACKWATER ROAD, OAKHAM LE157WF

TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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: B

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.