



45 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**

2 1 1

Key Features

- Modern Link Detached House
- Two Double Bedrooms
- Open Plan Kitchen, Living & Dining Area
- Walk Out Decked Veranda
- Ground Floor Bathroom & Bedrooms
- Fantastic First Home or Investment Opportunity
- No Onward Chain
- Walking Distance To Train Station

£229,950





Positioned in the heart of Barleythorpe on the 'Farriers Reach' development, is this spacious and well-designed two-bedroom property. This property provides a unique layout 'upside down', with the two bedrooms and bathroom on the ground floor and the living space upstairs. Further providing a balcony and off road parking.



Entering via the front door leads to the entrance hallway that provides access to both bedrooms, the family bathroom, and a staircase to the first floor. Both bedrooms offer views to the front aspect with the master bedroom providing a bay window. The family bathroom is majority tiled with oversized tiles and offers a panel bath with shower & screen, pedestal wash hand basin, and a close coupled W.C. with full and half flush. The staircase from the ground floor leads straight into the open-plan kitchen living area. This light and airy space provides two sets of French doors with Juliet balconies and a separate door out to the sun terrace. The kitchen area is fitted with a range of floor-to-ceiling units and includes an integrated hob & oven and space and plumbing for a washing machine.



Externally the property has a stunning raised sun terrace with a carport below.

VIEWING IS ESSENTIAL!

Entrance Hall 3.84m x 2.49m (12'7" x 8'2")

Bedroom One 3.30m x 3.28m (10'10" x 10'10")
(into bay)

Bedroom Two 4.95m x 2.34m (16'2" x 7'8")
(into alcove)

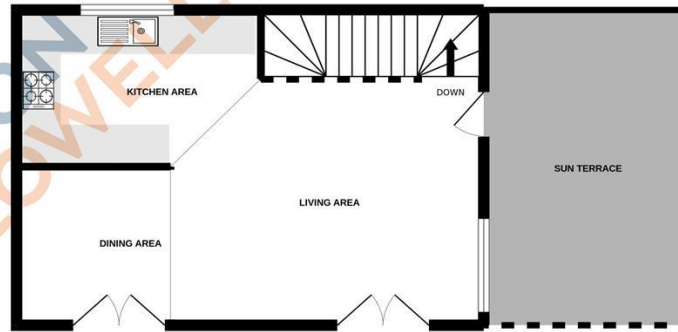
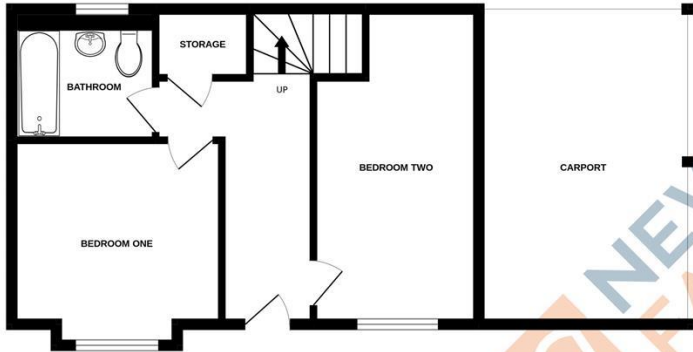
Bathroom 2.24m x 2.08m (7'4" x 6'10")

Living Room/Dining Room 7.24m x 5.00m
(23'10" x 16'5")
(max)

Kitchen 3.81m x 2.49m (12'6" x 8'2")

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland District Council
Council Tax Band: B

AGENTS NOTE: Draft Details

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.