



135 Stud Road, Barleythorpe, Oakham, LE15 7WA

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Modern Mid Terrace Town House
- Open Plan Kitchen Dining Room
- Light & Airy Living Room
- Three Double Bedrooms & One Single Bedroom
- Three Piece Family Bathroom & Separate Shower Room
- Private Rear Garden
- Off Road Parking
- Single Garage
- EPC Rating B

£310,000





Situated within the Barleythorpe development along Stud Road, originally one of the show homes, the property is finished to an impeccable high standard. The property is ideally situated, the home enjoys proximity to Oakham's historic market town centre, the train station, amenities and local schools. The home comprises a generously sized open-plan kitchen/dining room with a practical utility area, a convenient WC, a spacious living room, four bedrooms, a shower room, and a three-piece bathroom. To avoid missing out, we recommend a viewing at your earliest convenience!



Upon entry through the front aspect, a welcoming spacious entrance hall sets the tone. To the right, the open-plan kitchen dining room features a utility area and a door leading to the rear garden. Equipped with ample base and wall units, the kitchen also includes a built-in dishwasher and fridge freezer. A generously sized WC completes the ground floor. To the first floor, the light-filled living room occupies the front, offering a Juliet balcony with views of the front aspect, while bedroom two and a separate family shower room are located at the rear. Further stairs lead to the second floor, revealing three additional bedrooms, two of which feature built-in wardrobes, along with a three-piece family bathroom.



Externally, the property boasts well-maintained grounds that are both beautiful and easy to upkeep. The rear garden features a patio area and is surrounded by timber fencing, enclosing numerous flowerbeds. Additionally, the property provides a single garage and two off-road parking spaces, enhancing overall convenience.

Entrance Hall 3.26m x 2.04m (10'8" x 6'8")

Kitchen 4.84m x 2.76m (15'11" x 9'1")

Dining Room 5.15m x 2.69m (16'11" x 8'10")

WC 2.04m x 1.68m (6'8" x 5'6")

First Floor Landing 2.95m x 2.01m (9'8" x 6'7")

Living Room 4.85m x 3.77m (15'11" x 12'5")

Shower Room 2.01m x 1.91m (6'7" x 6'4")

Bedroom Two 4.05m x 2.73m (13'4" x 9'0")

Second Floor Landing 2.96m x 2.08m (9'8" x 6'10")

Bedroom One 3.92m x 2.66m (12'11" x 8'8")

Bedroom Three 3.04m x 2.66m (10'0" x 8'8")

Bedroom Four 2.85m x 2.09m (9'5" x 6'11")

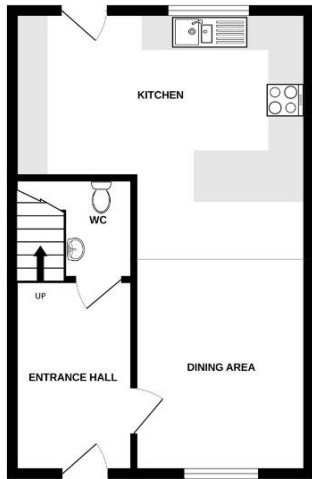
Bathroom 2.07m x 1.92m (6'10" x 6'4")

Garage 5.99m x 2.97m (19'8" x 9'8")

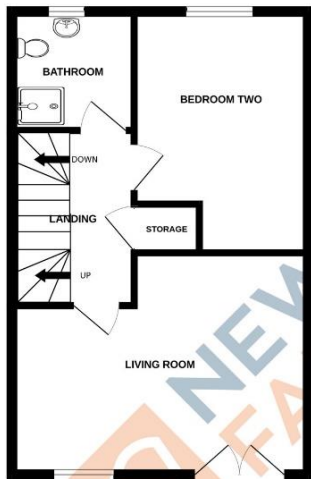
Residents Management Company

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.

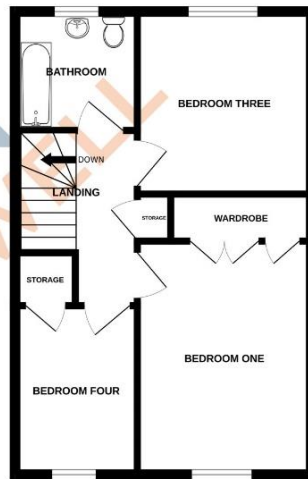
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



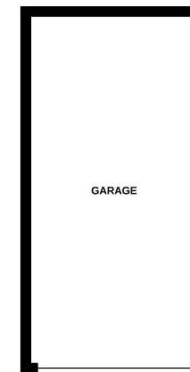
1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



GARAGE
191 sq.ft. (17.8 sq.m.) approx.



STUD ROAD, BARLEYTHORPE LE15 7WA

TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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	89 B	90 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.