



21 Farrer Way, Barleythorpe, Oakham, LE15 7GG

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- Modern End Of Terrace
- Three Bedrooms
- En-Suite To Master
- Downstairs W.C
- Detached Office
- Two Allocated Off Road Parking Spaces
- Single Garage
- Ideal First Time Purchase
- EPC Rating B
- Freehold

**£275,000 OFFERS OVER**





Positioned within the edges of the popular "Oakham Heights" development with easy access to local schools, train station, and amenities is this modern three bedroom end of terrace offering spacious flexible accommodation with its detached purpose-built office. The property sits on a good-sized plot with a west-facing low-maintenance rear garden along with driveway parking and a single garage to the rear. The property would make an ideal first-time purchase for the expanding family!

As you approach the property from the front, the entrance door leads into a useful entrance hallway with ample space for coats and shoes. A downstairs WC is found off the entrance hall whilst a door leads through to the lounge that offers a useful storage cupboard and views to the front street scene. Flowing from the lounge is the modern breakfast kitchen that boasts double French doors to the rear garden, integrated appliances including a fridge/freezer, dishwasher, oven, and hob, and space and plumbing for a washing machine. From the first-floor landing, you have three spacious bedrooms, described as two doubles and a single bedroom along with the three-piece family bathroom. The main bedroom boasts a built-in wardrobe and a separate ensuite shower room.



Externally the property is positioned on a delightful plot with a low-maintenance front garden. The rear west-facing garden is also low maintenance and would be ideal for entertaining. Situated at the rear of the garden is a purpose-built detached office that would lend itself to a multitude of uses and a gate that leads out to the parking area and single garage



Entrance Hall 1.62m x 1.16m (5'4" x 3'10")

WC 1.70m x 1.00m (5'7" x 3'4")

Lounge 5.38m x 3.49m (17'8" x 11'6")

Kitchen 4.58m x 3.19m (15'0" x 10'6")

Bedroom One 2.97m x 2.59m (9'8" x 8'6")



Ensuite 2.08m x 1.51m (6'10" x 5'0")

Bedroom Two 2.98m x 2.44m (9'10" x 8'0")

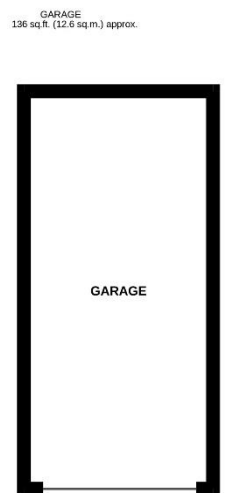
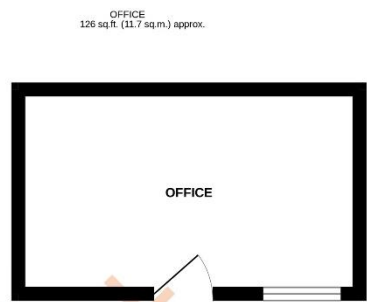
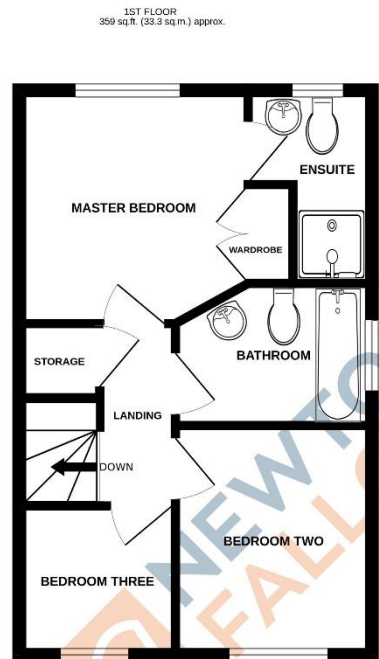
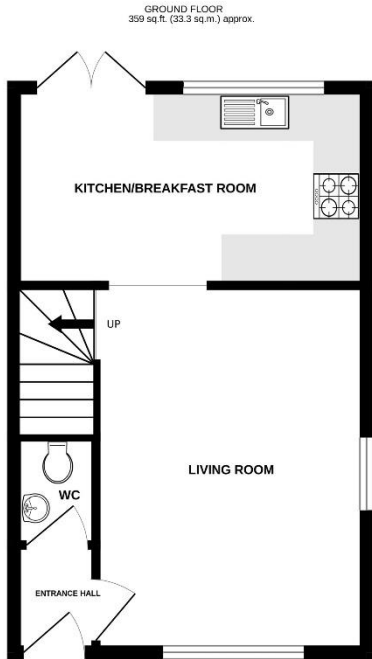
Bedroom Three 2.54m x 2.03m (8'4" x 6'8")

Office 2.64m x 4.42m (8'8" x 14'6")

Bathroom 2.51m x 1.93m (8'2" x 6'4")







Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 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:**  
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.

FARRER WAY, BARLEYTHORPE, OAKHAM LE157GG

TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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