



17 Holbrook Way, Oakham, LE15 7WL

 **NEWTON FALLOWELL**



## Key Features

- Modern Semi Detached Property
- Two Double Bedrooms
- Spacious Open Plan Living Room, Dining Room & Kitchen
- Decked Sun Terrace
- Ground Floor Bedrooms & Bathroom
- Car Port
- Ideal First Time Purchase
- NO CHAIN
- EPC Rating B
- Freehold

**£225,000**





Positioned in the heart of Barleythorpe on the 'Farriers Reach' development, is this spacious and modern two-bedroom property. This property provides a unique 'upside down' layout, with the two bedrooms and bathroom on the ground floor and the open plan living space upstairs. The property also offers a carport with a decked sun terrace located above and is being sold with NO CHAIN.

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!



### Room Measurements

Living Room 3.85m x 3.80m (12'7" x 12'6")

Dining Area 3.39m x 2.39m (11'1" x 7'10")

Kitchen 3.81m x 2.45m (12'6" x 8'0")

Terrace 5.39m x 3.22m (17'8" x 10'7")

Bedroom One 3.30m x 2.76m (10'10" x 9'1")

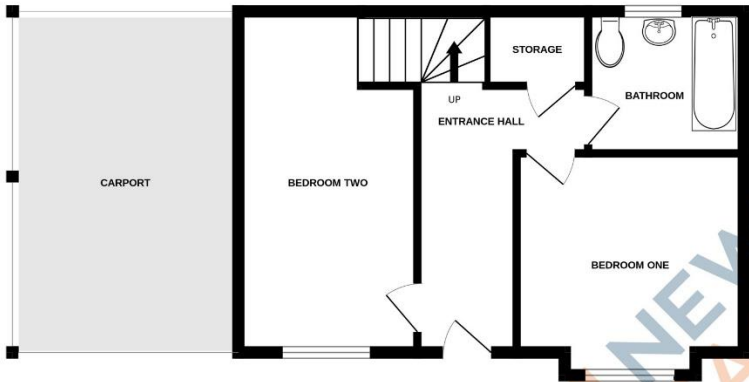
Bedroom Two 4.01m x 2.27m (13'2" x 7'5")

Bathroom 2.22m x 2.09m (7'4" x 6'11")

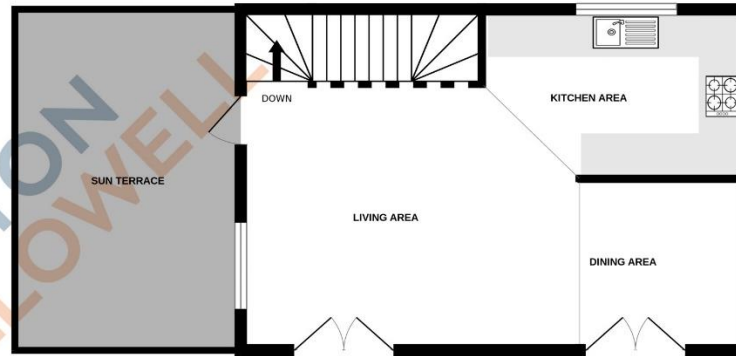
### Residents Management Company

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.

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



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



HOLBROOK CLOSE, BARLEYTHORPE LE15 7WL

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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 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.