



8 Mistley Close, Barleythorpe, Oakham, LE15 7WH

 **NEWTON FALLOWELL**





## Key Features

- Semi Detached Property
- Two Double Bedrooms
- Downstairs W.C & Utility Area
- Enclosed Rear Garden
- Single Garage + Driveway
- Popular Area
- Ideal First Time Purchase Or Investment
- EPC Rating B
- Freehold

£225,000







Situated at the heart of Oakham Heights, just a short stroll from Oakham's historic market town centre, train station, and local schools, is this well-maintained two-bedroom semi-detached home. This ideal starter home features a living room, a modern fitted breakfast kitchen, a useful utility area, a downstairs WC, two spacious double bedrooms, and a three-piece bathroom. Viewing is essential!

Entering via the front door leads into the light and airy living room that offers a double-glazed window to the front aspect, stairs to the first floor, and a useful understairs storage cupboard. Flowing through from the lounge is the downstairs W.C. and utility area that has space and plumbing for a washing machine. Positioned to the rear of the property is the modern fitted kitchen that offers an inset hob, integrated oven, dishwasher, integrated fridge/freezer, and double French doors to the rear garden. Upstairs the property boasts two double bedrooms and a family bathroom. Bedroom one sits to the front of the property and offers a view to the front aspect. The second bedroom is located at the rear of the property and offers a view of the rear garden. Completing the upstairs accommodation is the family bathroom that offers a modern three-piece suite.

Externally, the property is well maintained and easy to care for, with space for off-road parking for two vehicles and a single garage. A side gate provides access to the rear garden, which includes a patio area with the remainder being laid to artificial lawn and enclosed by robust timber fencing.

### Room Measurements

Lounge 3.73m x 4.16m (12'2" x 13'7")

Kitchen 2.52m x 3.73m (8'4" x 12'2")

WC 1.21m x 1.54m (4'0" x 5'1")

Utility Room 1.22m x 2.07m (4'0" x 6'10")

Bedroom One 2.7m x 3.11m (8'11" x 10'2")

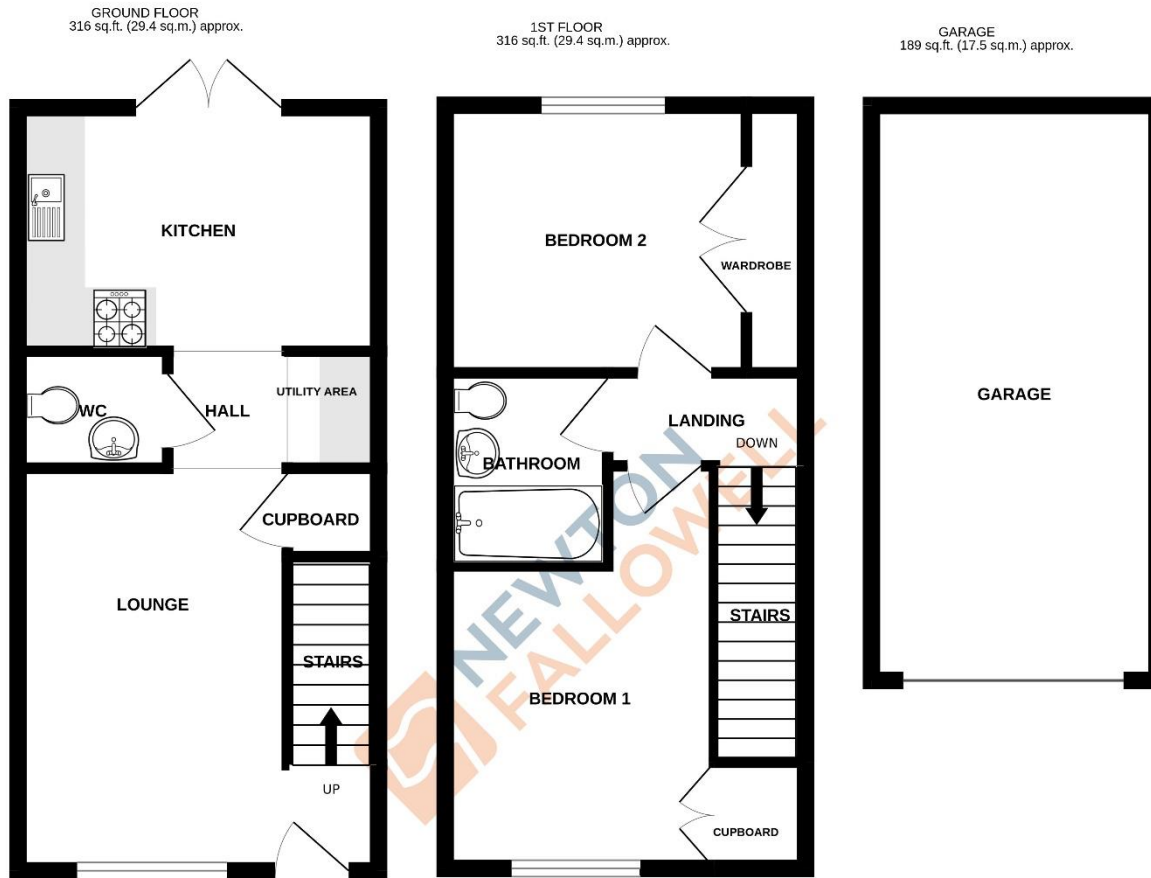
Bathroom 1.73m x 1.96m (5'8" x 6'5")

Bathroom Two 2.77m x 3.06m (9'1" x 10'0")

Garage 2.95m x 5.94m (9'8" x 19'6")

### 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.



MISTLEY CLOSE, BARLEYTHORPE, OAKHAM LE157WH

TOTAL FLOOR AREA : 822 sq.ft. (76.3 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	88 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: 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.