



21 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- Modern Link Detached Home
- Three Spacious Bedrooms
- Open Plan Kitchen, Living & Dining Room
- Private Garden & Raised Walk Out Terrace
- Brand New Luxury Shower Room
- No Onward Chain
- Easy Access to Train Station & Commuter Links
- Ideal First Home or Investment
- EPC Rating B

£262,000





Set within the outskirts of Barleythorpe within only a minute's walk to Oakham Train Station, is this modern three-bedroom detached home that has a wealth of tech including a NEST heating system, NEST Connect, NEST Protect Smoke and CO alarms, NEST Hello, electrically operated/voice activated blinds, and Philips Hue lighting in the kitchen and bathroom. Offered for sale with NO ONWARD CHAIN, the open plan living, and kitchen area of this property is the true hub of the home and has been newly fitted with a range of Bosch & AEG appliances along with patio doors opening out to the modern secluded terrace area. The property further benefits from solar panels, burglar alarms and outside NEST cameras.

As you approach the property from the front, the house has space for two cars under the terrace area. The front door leads you into the spacious entrance hallway where you immediately get the sense of quality throughout this executive property. On the entrance floor, you have three bedrooms, mainly two double bedrooms and a single bedroom or ideal office area. You also have the newly fitted hotel-style shower room. Stairs then lead you to the first floor where you find a wonderful light and airy living, kitchen and dining area, with a newly fitted kitchen and patio doors leading out to the terrace area. The kitchen comes complete with a range of integral appliances with further utility-style storage space. This floor also has the benefit of a separate WC.

The outside terrace area is a wonderful and sunny space with ample room for outdoor sofas/tables and chairs. There is a further secure garden area to the side and rear of the property which is laid to patio and has a useful storage shed and outside tap. Internal viewings are strongly advised to fully appreciate this delightful home.

Room Measurements

Bedroom One 2.71m x 4.97m (8'11" x 16'4")

Bedroom Two 3.05m x 3.25m (10'0" x 10'8")

Bedroom Three/Study 1.74m x 3.41m (5'8" x 11'2")

Shower Room 2.04m x 2.05m (6'8" x 6'8")

Open Plan Kitchen & Living Area 4.1m x 4.99m (13'6" x 16'5")

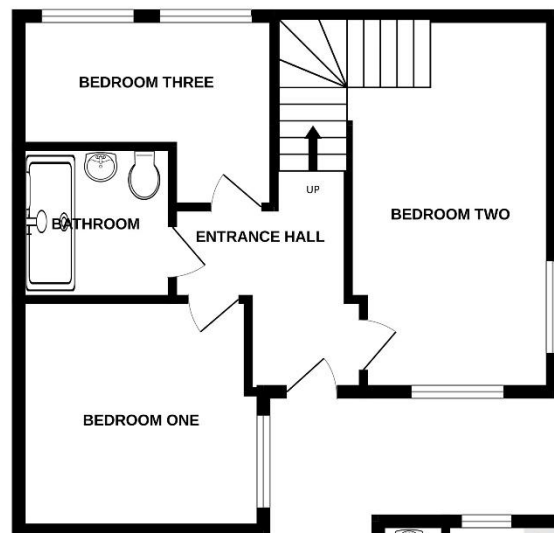
Dining Area 3m x 3.05m (9'10" x 10'0")

Balcony 3.17m x 4.98m (10'5" x 16'4")

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
440 sq.ft. (40.9 sq.m.) approx.

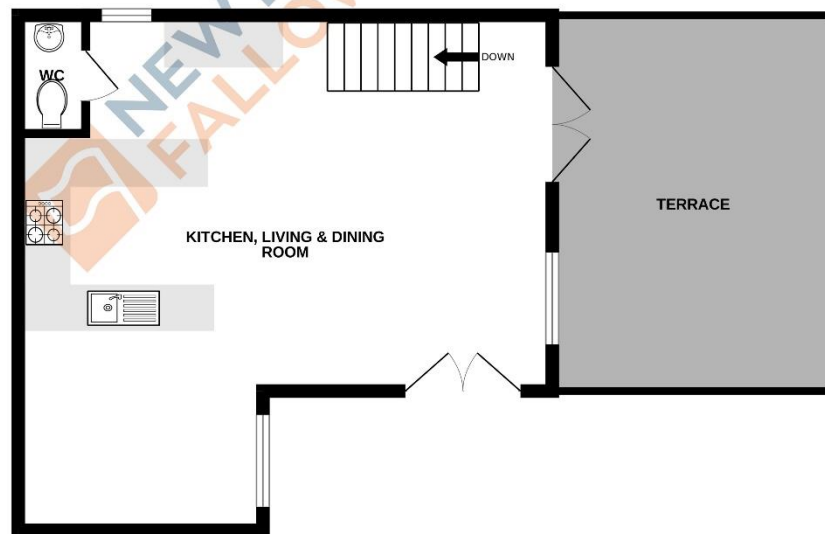


HOLBROOK WAY, BARLEYTHORPE LE15 7WL

TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 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.