



30 Blackwater Road, Barleythorpe, Oakham, LE15 7WF



NEWTON FALLOWELL

2 2 1

Key Features

- Freehold Coach House
- En-Suite To Master
- Open Plan Lounge/Diner
- Integral Garage + Store + Parking Space
- Presented To A High Standard
- Popular Location
- Easy Access To The Town Centre
- Ideal First Time Purchase
- EPC Rating B
- Freehold

£210,000





Presented in immaculate condition, this stunning two-bedroom coach house is offered to the market by motivated sellers and offers a single garage and allocated parking space. Creating a fantastic first home, lock-up and leave or investment opportunity, this light and airy coach house offers an open plan living and kitchen area and an en-suite leading from the master bedroom. Positioned only a short distance from Oakham's delightful town centre and train station, this ideally located property should be viewed at the earliest opportunity.

As you approach the property from the front, a private entrance door leads you into the entrance hallway with stairs leading to the first floor landing. From here you have access to the lounge/diner & kitchen, bedrooms one & two, the family bathroom, and access to a large boarded loft space that runs the length of the property. The open/plan lounge/diner sits to the front of the property and is filled with natural light from the double windows. Flowing from the lounge/diner is the stunning modern kitchen that boasts integrated appliances including an inset gas hob with a brushed steel finish and extractor, matching integrated oven, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, and two double-glazed windows to the rear aspect, and a tiled floor. Bedroom one is located at the opposite end of the property and offers a window to the front

aspect and a useful en-suite shower room. Bedroom two is located next to bedroom one and offers a view of the front aspect. Completing the internal accommodation is the family bathroom that offers a three-piece suite and a window to the rear aspect. Externally the property offers an integrated single garage with a separate store room.

Living/Dining Room 3.12m x 5.22m (10'2" x 17'1")

Kitchen 1.74m x 4.81m (5'8" x 15'10")

Bedroom One 2.95m x 3.92m (9'8" x 12'11")

Ensuite 1.26m x 2.13m (4'1" x 7'0")

Bedroom Two 2.23m x 3.27m (7'4" x 10'8")

Bathroom 1.66m x 1.94m (5'5" x 6'5")

Garage 2.48m x 5.42m (8'1" x 17'10")

Store 1.03m x 2.54m (3'5" x 8'4")



BLACKWATER ROAD, BARLEYTHORPE, OAKHAM LE15

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 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.