



48 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**

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Key Features

- Coach House with NO CHAIN
- En-Suite to Master Bedroom
- Open-plan Lounge/Diner
- Presented to a High Standard
- Private Garage
- Popular Location
- Ideal for First Time Buyers
- Investment Opportunity
- EPC Rating B
- Freehold

Guide Price £200,000 – £210,000





Situated in the heart of the Barleythorpe, Holbrook Way is a spacious 2-bedroom coach house with an en-suite, family bathroom, and private garage. Its modern design lends itself to optimised open plan living, within walking distance of the historic town of Oakham. The property is well-presented and represents an excellent investment opportunity or the ideal solution for first-time buyers.

Entering via the front door, guests are greeted with the property's entrance hall and central staircase, leading up to the main living area on the first floor of the building. The lounge/diner is a generously sized, spacious, and contemporary area, which benefits from two windows to the front aspect. A bright, modern, and functional, south-facing kitchen complements the main living area and includes an integrated oven, dishwasher, fridge/freezer & inset gas hob.

Bedroom one is located at the opposite end of the property and benefits from a modern en-suite shower room, as well as a large window to the front elevation. Bedroom two is positioned next door to bedroom one, which also benefits from a window to the front aspect. The internal accommodation is completed with a family bathroom, offering a 3-piece suit and a south-facing window.

Externally, the property offers a single garage, and a side gate leads around the property to the rear where you have a small area to sit and enjoy the sun. There is also a rather useful storage cupboard accessed from the rear.

Room Measurements

First Floor Landing 3.15m x 1.05m (10'4" x 3'5")

Living Room 5.26m x 3.35m (17'4" x 11'0")

Kitchen 4.13m x 1.74m (13'6" x 5'8")

Bedroom One 3.89m x 2.96m (12'10" x 9'8")

Ensuite 2.13m x 1.2m (7'0" x 3'11")

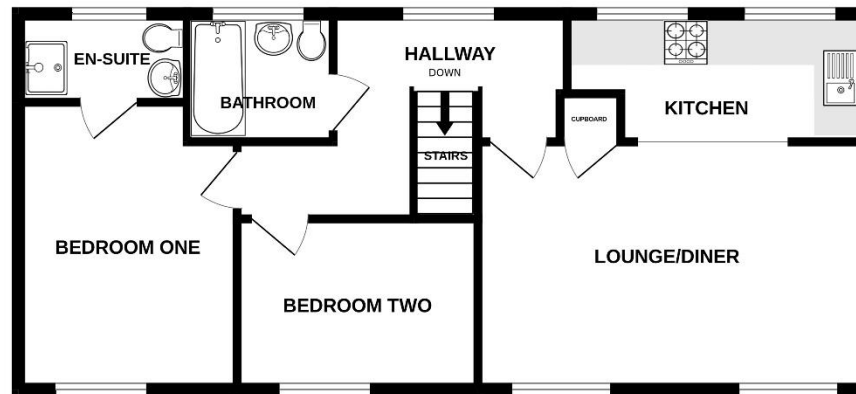
Bedroom Two 3.27m x 2.26m (10'8" x 7'5")

Bathroom 1.96m x 1.69m (6'5" x 5'6")

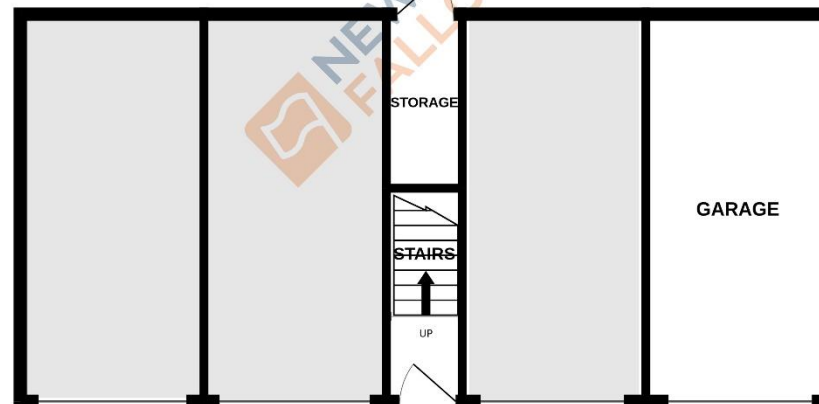
Residents Management Company

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 £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

FIRST FLOOR



GARAGE



HOLBROOK WAY, BARLEYTHORPE, OAKHAM LE15 7WL

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.