



9 Mistley Close, Barleythorpe, Oakham, LE15 7WH

 **NEWTON FALLOWELL**

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Key Features

- Modern Semi-Detached
- 2 Double Bedrooms
- Family Bathroom
- Kitchen / Breakfast Room
- Downstairs W/C + Utility
- Single Garage + Off-Road Parking
- Enclosed Rear Garden
- Popular Location
- EPC Rating B
- Freehold

£225,000





Located in the heart of Barleythorpe, just a short walk from Oakham's charming market town centre, train station, and local schools, this two-bedroom home is an ideal choice for first-time buyers. The property offers a spacious living room, a kitchen breakfast area, a utility room, a WC, two generous double bedrooms, and a modern three-piece bathroom. To avoid missing out, we highly recommend scheduling a viewing at your earliest convenience.

Spread over two levels, you enter the property through the front aspect into the bright and inviting living room. Moving through the home, you'll find the utility room before stepping into the contemporary, well-sized kitchen breakfast room. The kitchen is fitted with an abundance of base units, as well as an integrated fridge freezer and dishwasher. Double doors open up to the rear garden. Completing the ground floor is a modern WC. On the first floor, the landing leads to two double bedrooms, both featuring built-in storage, along with a three-piece bathroom.

Externally, the property benefits from a low-maintenance, fully enclosed rear garden, with off-road parking spaces for two vehicles and a single garage which is currently utilised for additional storage.

Room Dimensions:

Lounge 4.15m x 2.8m (13'7" x 9'2")

WC 1.65m x 1.21m (5'5" x 4'0")

Utility Area 1.31m x 1.15m (4'4" x 3'10")

Kitchen/Breakfast Room 3.74m x 2.6m (12'4" x 8'6")

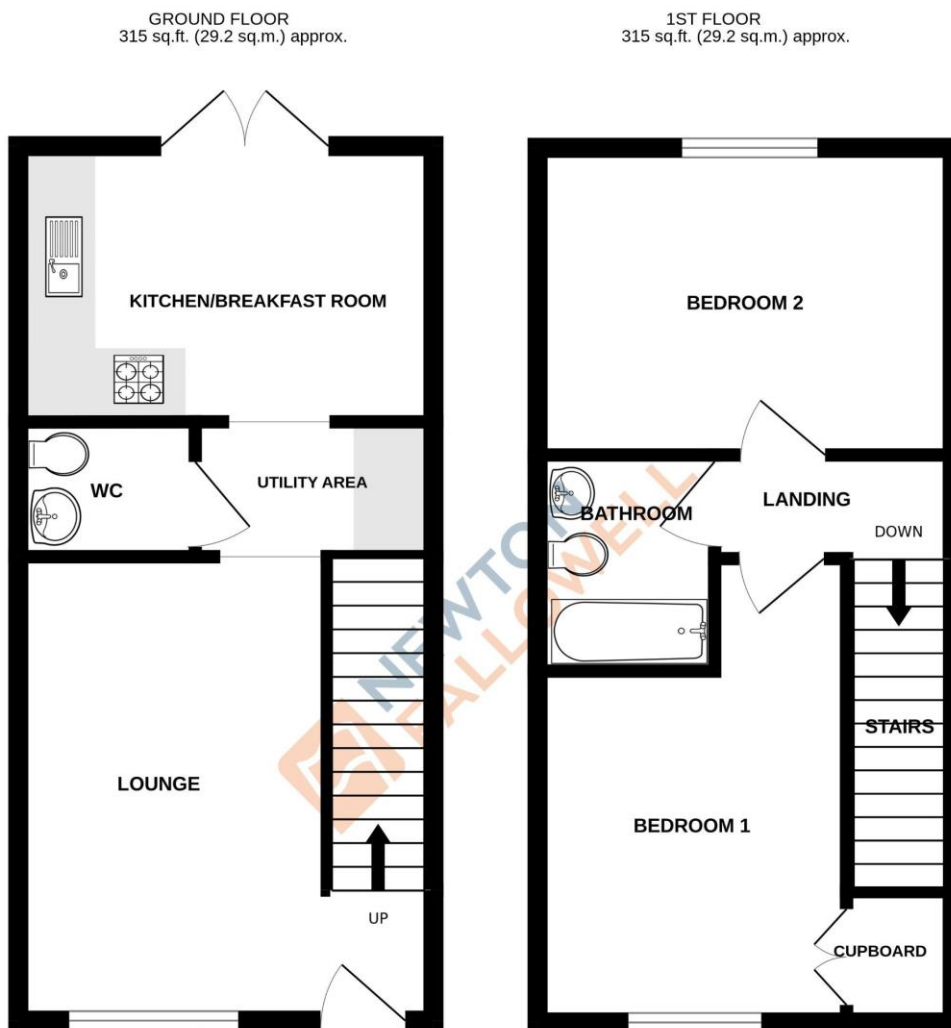
Bedroom One 3.1m x 2.73m (10'2" x 9'0")

Bedroom Two 3.07m x 2.7m (10'1" x 8'11")

Bathroom 1.9m x 1.7m (6'2" x 5'7")

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.



MISTLEY CLOSE, BARLEYTHORPE, OAKHAM LE157WH
TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland CC
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.