



15 Hetterley Drive, Barleythorpe, Oakham, LE15 7LF

 **NEWTON FALLOWELL**

3 2 1

Key Features

- Modern Three Bedroom Terrace Home
- Ideal Solution For First-Time Buyers
- En-Suite to Master Bedroom
- Light & Spacious Lounge /Diner
- Excellent Kitchen with Integrated Appliances
- Prime Location for Young Families
- No Chain
- Enclosed Rear Garden with Patio
- EPC Rating B
- Freehold

£240,000





Offered to the market with NO CHAIN, Hetterley Drive represents an ideal solution for first-time buyers, or those seeking modern three-bedroom accommodation in the popular area of Barleythorpe, Oakham. Located within walking distance to local schools, shops, and public transport services, Barleythorpe has become a prime location for young families and young professionals alike. The property was built in 2018 and remains covered by the NHBC Buildmark warranty until 2028. Call now for more information.

Entering via the front door, guests are greeted with an open-plan entrance hall, which provides central access to the property's ground-floor accommodation, including a modern and spacious kitchen. The kitchen features generous worktop space, inset gas hobs, and integrated appliances including dishwasher, oven and fridge-freezer.

Turning left out of the kitchen, the property flows through into a large lounge/diner, which benefits from excellent natural lighting provided by the French-style doors which link the main living area to the rear garden. The useful and practical features of a downstairs W/C and under-stair storage cupboard complete a well-designed ground-floor layout.

Moving upstairs, a central landing provides access to all three bedrooms, as well as a modern, fully tiled family bathroom, complete with a traditional three-piece layout of W/C, hand-wash basin and shower of bath. Bedrooms two and three benefit from front aspect windows, and for some buyers, would provide a flexible solution and home-studies, and space to work from home. Bedroom one benefits from the property's efficient internal design, allowing room for not only a generously sized double bedroom, but also a fitted wardrobe and modern three-piece en-suite.

Externally, the property benefits from an enclosed rear garden which is mainly laid to lawn but also features a small patio area and a useful garden shed. To the front of the property a driveway provides off road parking. The property also benefits from owned solar panels, helping to reduce energy bills.

Room Measurements

Entrance Hall 3.32m x 2.07m (10'11" x 6'10")

Kitchen 3.56m x 3.32m (11'8" x 10'11")

Lounge/Diner 4.57m x 2.6m (15'0" x 8'6")

WC 1.7m x 1.02m (5'7" x 3'4")

First Floor Landing 2.96m x 2.69m (9'8" x 8'10")

Bedroom One 3.14m x 2.86m (10'4" x 9'5")

Ensuite 1.55m x 1.46m (5'1" x 4'10")

Bedroom Two 2.98m x 2.44m (9'10" x 8'0")

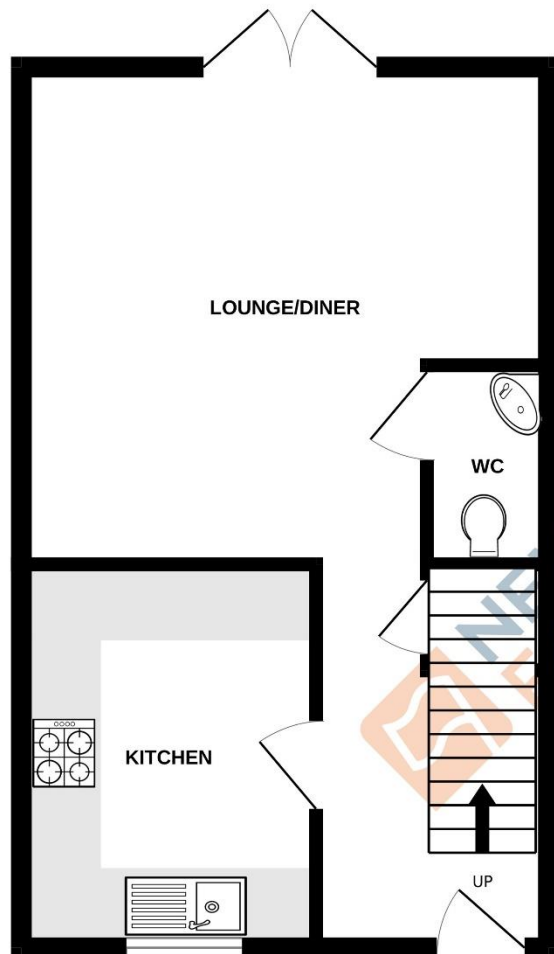
Bedroom Three 2.05m x 1.97m (6'8" x 6'6")

Bathroom 2.39m x 1.95m (7'10" x 6'5")

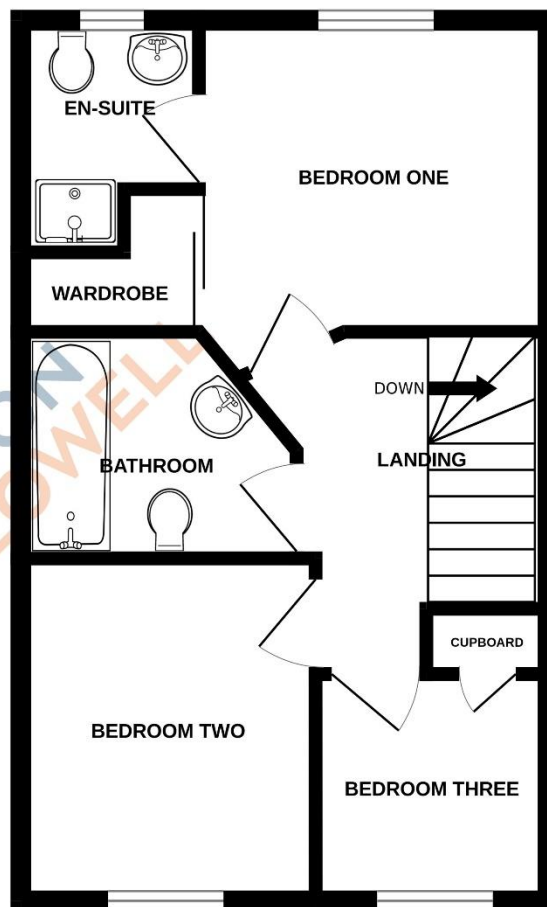
Residents Management Company

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.

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



HETTERLEY DRIVE, BARLEYTHORPE, LE15 7LF

TOTAL FLOOR AREA: 750 sq.ft. (69.7 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 | 88 B | 89 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.