



Plot 61 - The Bowyer, 28 Viking Street,  
Oakham, LE15 6GP

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- Detached NEW BUILD Family Home
- Four Spacious Bedrooms
- Open Plan Kitchen, Family Room And Dining Room
- Light And Spacious Living Room
- Modern Family Bathroom and Ensuite Shower Room
- Driveway Parking and Single Garage
- Southwest Facing Garden
- Close Proximity to Local Amenities, Schools and Town Centre
- EPC Rating B
- Freehold

£480,000





We are delighted to bring to the market a BRAND NEW four bedroom detached family home on the edge of The Barleywoods development. This attractive family home boasts four bedrooms, an open-plan kitchen, family and dining area for contemporary living, a useful utility room, and a separate dual-aspect living room.

The front door opens into the welcoming, centrally located hallway. To one side of the home is the living room, which enjoys a dual aspect and provides plentiful space to relax. The open-plan kitchen, dining and family area occupies the other side of the ground floor and is designed to become the heart of the home and a sociable space to entertain and spend time as a family.

The u-shaped kitchen incorporates a breakfast bar, integrated fridge/freezer, dishwasher, double electric microwave oven, gas hob and wine cooler. The dining area boasts a feature bay window that extends into the rear garden, and provides ample space for a dining table, ideal for family get togethers or dinner parties. French doors from the dining area open to the outside, inviting you into the garden to soak up the summer sunshine. Adjoining the kitchen is a separate utility room with integrated washing machine, useful storage space and a door to driveway. Completing the ground floor is the WC, accessed from the entrance hallway.

Upstairs are all four bedrooms, and the stylish family bathroom. Bedroom one also benefits from a modern ensuite shower room. Two useful storage cupboards on the landing are thoughtful finishing touches to the first floor, handy for keeping the household's towels and bed linens within easy reach.

Externally the property has driveway parking for two cars, an EV charging point and a single garage with power supply. The Southwest facing garden is mainly laid to lawn, with a patio area perfect for entertaining and relaxing in the afternoon sun.







### Room Measurements

Living Room 6.54m x 3.42m (21'6" x 11'2")

Open Plan Kitchen/Dining Room 6.54m x 4.39m  
(21'6" x 14'5")  
(Including Bay)

Utility Room 2.03m x 1.87m (6'8" x 6'1")

WC 1.65m x 1m (5'5" x 3'4")



Bedroom One 3.66m x 3.52m (12'0" x 11'6")

Ensuite 2.25m x 1.44m (7'5" x 4'8")

Bedroom Two 3.53m x 3.27m (11'7" x 10'8")

Bedroom Three 3.53m x 3.18m (11'7" x 10'5")

Bedroom Four 2.92m x 2.58m (9'7" x 8'6")



Family Bathroom 2.35m x 2.25m (7'8" x 7'5")



### Residents Management Company

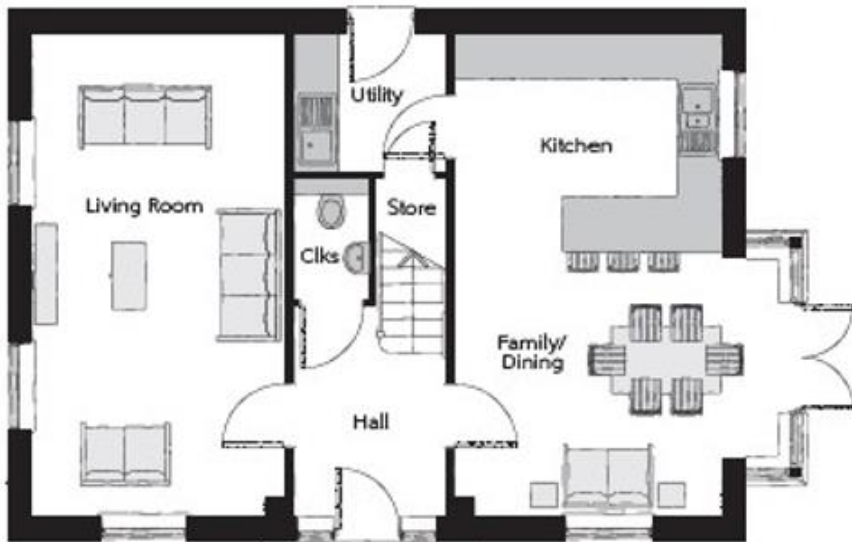
The property is liable to pay an residents management annual charge for the maintenance and upkeep of the common areas within the Barleywoods development. We are advised that the charge will be approximately £281 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



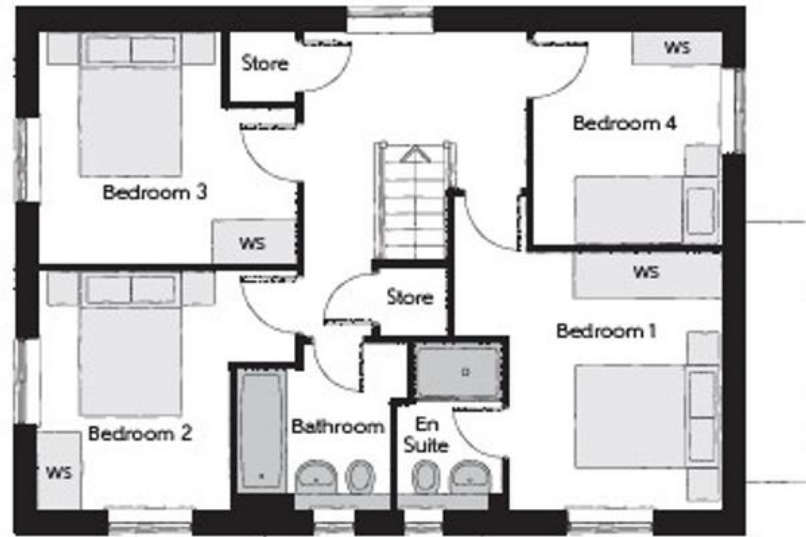








Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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: TBC

**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.