



27 Main Road, Barleythorpe, Oakham, LE15 7EE

 **NEWTON FALLOWELL**



 4    2    2

## Key Features

- Modern Detached Family Home
- Four Double Bedrooms
- En-Suite To Bedroom One
- Two Reception Rooms
- Utility & Downstairs W.C.
- Large Enclosed Rear Garden
- Single Garage
- NO CHAIN!
- EPC Rating B
- Freehold

£430,000







Located within the popular village of Barleythorpe stands this modern detached four-bedroom family home offered for sale with NO ONWARD CHAIN. The property offers spacious accommodation with four double bedrooms and two bathrooms and is positioned for easy access to the town centre & train station. The accommodation briefly comprises an entrance hall, downstairs W.C., living room, an open plan kitchen/diner, utility room, four double bedrooms with an ensuite to bedroom one, and a family bathroom.

Entering via the front door leads into the spacious light and airy entrance hall where stairs flow to the first floor and doors grant access to the living room, kitchen/diner, and downstairs W.C. The living room is located to the front of the property and boasts a double glazed window to the front aspect and an inset electric fire. Positioned to the rear of the property is the stunning kitchen/diner that offers integrated appliances including an inset gas hob with a brushed steel finish & matching extractor, integrated double oven, integrated fridge/freezer, integrated dishwasher, metro style tiled splash backs, double glazed window to the rear aspect, double French doors to the rear garden and a tiled floor in the kitchen section with wood flooring to the diner. Accessed from the dining area is the useful utility room that features a worktop with an inset stainless steel sink and drainer, space, and plumbing for a washing machine & tumble dryer, a tiled floor, and a door to the side aspect. Completing the downstairs accommodation is the downstairs W.C. that offers a close coupled W.C. with half and full flush, a pedestal wash hand basin, and a double glazed window to the side aspect.

Upstairs the property offers four double bedrooms with an ensuite to bedroom one and a family bathroom. Bedroom one is positioned to the front of the property and offers a built-in wardrobe, a double-glazed window to the front aspect, and an ensuite shower room with a three-piece suite. Also positioned to the front of the property is bedroom two which features a window to the front aspect and a built-in wardrobe. Located to the rear of the property you will find bedrooms three & four that both offer a view to the rear garden. Completing the upstairs accommodation is the family bathroom that boasts a panel bath with a handheld shower, separate shower cubicle, vertical radiator, and a window to the side aspect.

Externally the property sits on a large plot with a fully enclosed rear garden that is mainly laid to lawn with two patio seating areas and an access gate to the driveway & garage.

[Room Measurements](#)







Living Room 5m x 3.71m (16'5" x 12'2")

Dining Room 5.05m x 2.79m (16'7" x 9'2")

Utility Room 2.01m x 1.75m (6'7" x 5'8")

Kitchen 3.39m x 3.36m (11'1" x 11'0")

Bedroom One 3.76m x 3.51m (12'4" x 11'6")

Ensuite 2.64m x 1.45m (8'8" x 4'10")

Bedroom Two 3.4m x 2.92m (11'2" x 9'7")

Bedroom Three 3.51m x 3.38m (11'6" x 11'1")

Bedroom Four 3.73m x 2.79m (12'2" x 9'2")

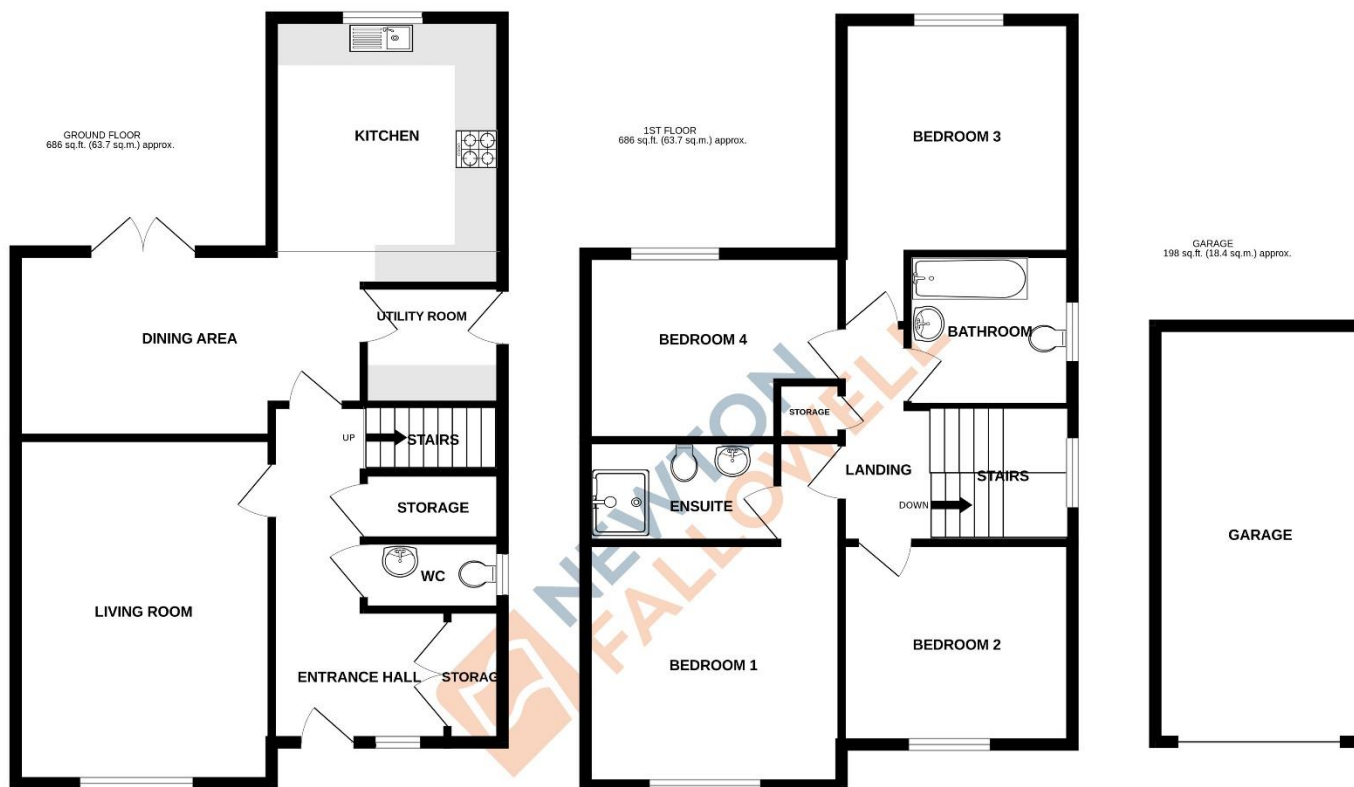
Bathroom 2.44m x 2.29m (8'0" x 7'6")

Garage 6.02m x 3.02m (19'10" x 9'11")

#### 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.





MAIN ROAD, BARLEYTHORPE, OAKHAM LE157EE

TOTAL FLOOR AREA : 1570 sq.ft. (145.8 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	84 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: E

#### 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.