



34 Hetterley Drive, Barleythorpe, Oakham, LE15 7LF

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Modern Three Storey Town House
- Four Excellent Bedrooms
- Two En-Suite Bathrooms
- Stylish First Floor Living Accomodation
- Kitchen & Separate Dining Room
- Off Street Parking & Integrated Garage
- Enclosed Easy Maintenance Garden
- Popular Location Close To Schools & Train Station
- EPC Rating B
- Freehold

£325,000





Situated in a desirable and well-connected area of Barleythorpe, this modern three-storey townhouse offers spacious and versatile living, ideal for growing families seeking a stylish and low-maintenance home. Located within easy reach of Oakham town centre, local amenities, well-regarded schools, and public transport links, this attractive townhouse combines modern living with an excellent location. Early viewing is highly recommended.

The ground floor features a welcoming entrance hall with integrated storage and a convenient downstairs toilet, before flowing into a generously sized modern kitchen, perfectly suited for everyday dining and entertaining. Complete with an integrated dishwasher, oven, and inset gas hobs, the kitchen adjoins a stylish and well-sized dining room - perfect for family dining.

The first floor comprises a bright and airy living room, ideal for relaxing or hosting guests. This floor also includes a well-sized double bedroom with fitted wardrobe and a dual-access contemporary shower room for added convenience.

On the second floor, a spacious master bedroom boasts generous naturally lit accommodation and a built-in wardrobe. Two further bedrooms, and a modern three-piece family bathroom complete the second-floor accommodation, alongside ample built-in storage.

Externally, the property benefits from off-street parking and an integral garage, providing plenty of storage or scope for further conversion (subject to relevant permissions), as well as a private, enclosed garden - a great space for al-fresco dining and entertaining.





Room Measurements

Entrance Hall 6.23m x 2.06m (20'5" x 6'10")

Dining Room 3.8m x 2.9m (12'6" x 9'6")

Kitchen 5.15m x 3.05m (16'11" x 10'0")

WC 1.83m x 1.09m (6'0" x 3'7")

Garage 2.89m x 2.43m (9'6" x 8'0")

Hallway 5.77m x 2.09m (18'11" x 6'11")

Living Room 5.15m x 3.05m (16'11" x 10'0")

Bedroom Two 4.28m x 3.08m (14'0" x 10'1")

Shower Room 3.28m x 1.51m (10'10" x 5'0")

Bedroom One 4.14m x 3.88m (13'7" x 12'8")

Bathroom 2.82m x 1.7m (9'4" x 5'7")

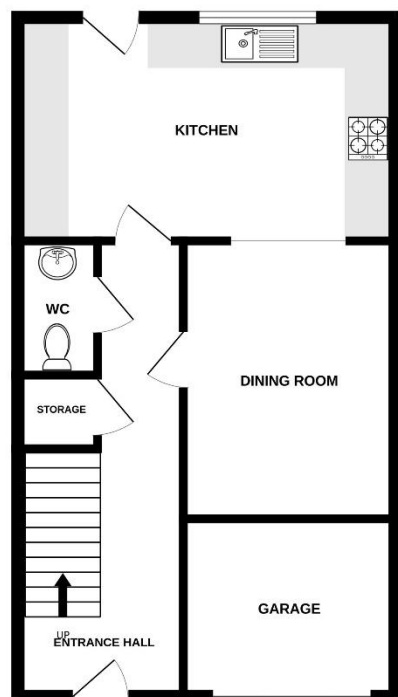
Bedroom Three 3.5m x 2.96m (11'6" x 9'8")

Bedroom Four 2.8m x 2.1m (9'2" x 6'11")

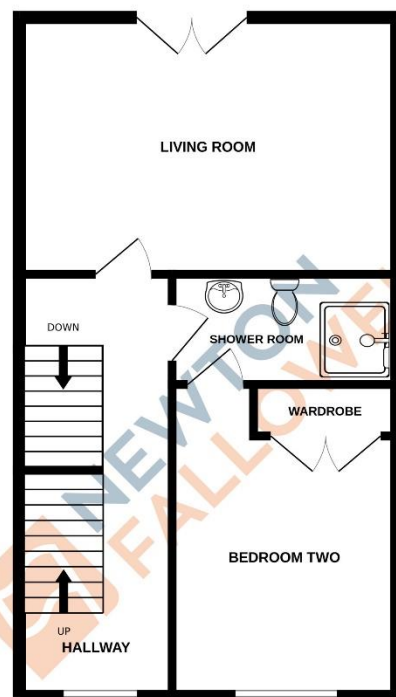




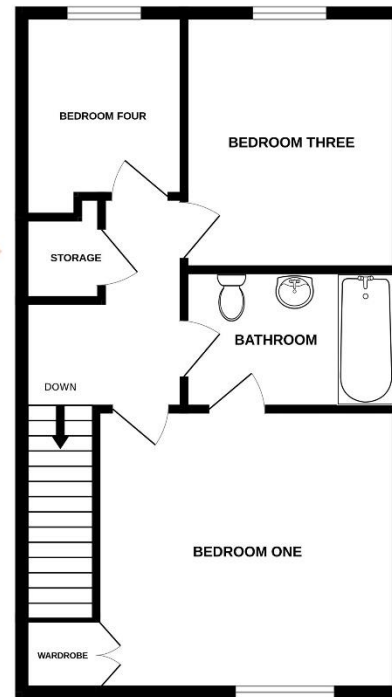
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



HETTERLEY DRIVE, BARLEYTHORPE, OAKHAM, LE15 7LF

TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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	89 B	91 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: D

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.