



40 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

 **NEWTON FALLOWELL**



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## Key Features

- Modern Home In Popular Location
- Two Double Bedrooms With Excellent Storage Facilities
- Stylish Kitchen & Breakfast Room
- No Onward Chain
- Contemporary Bathroom & Downstairs WC
- Single Garage & Allocated Off-Street Parking
- Private & Enclosed Rear Garden
- Close Proximity To Local Amenities & Oakham Train Station
- EPC Rating B
- Freehold

**£210,000**





Located in a quiet and well-connected residential area of Oakham, this modern two-bedroom terraced home is ideal for first-time buyers, downsizers or investors. With local amenities, highly regarded schools, and Oakham train station all within easy reach, the property offers comfortable, low maintenance living in a sought-after market town setting.

Set behind a neat frontage, the home opens into a bright and well-proportioned living room with stairs rising to the first floor and a handy under-stairs storage cupboard. Beyond this, a practical utility area leads into the contemporary kitchen/breakfast room, which features ample cabinetry and space for dining, with French doors opening directly onto the rear garden. A ground floor cloakroom adds further day-to-day convenience. Upstairs, the property offers two good-sized double bedrooms, including a spacious master bedroom with fitted wardrobe space. The second bedroom enjoys additional storage facilities and is served by a modern family bathroom, complete with a three-piece suite and over-bath shower.

Externally, the rear garden is fully enclosed and offers a patio and lawn area, ideal for summer dining or relaxing in privacy. The property benefits from a single garage located a short distance from the main home, as well as two allocated off-street parking spaces.

Holbrook Way is a popular location offering peaceful surroundings without compromising access to town amenities, making this an excellent opportunity to secure a well-presented home in the heart of Rutland. Early viewing is strongly recommended.

Living Room 4.15m x 3.73m (13'7" x 12'2")

Utility Room 2.18m x 1.21m (7'2" x 4'0")

Downstairs WC 1.55m x 1.21m (5'1" x 4'0")

Kitchen & Breakfast Room 3.73m x 2.47m (12'2" x 8'1")

First Floor Landing

Bedroom One 3.08m x 2.75m (10'1" x 9'0")

Bedroom Two 3.9m x 2.73m (12'10" x 9'0")

Bathroom 1.97m x 1.76m (6'6" x 5'10")

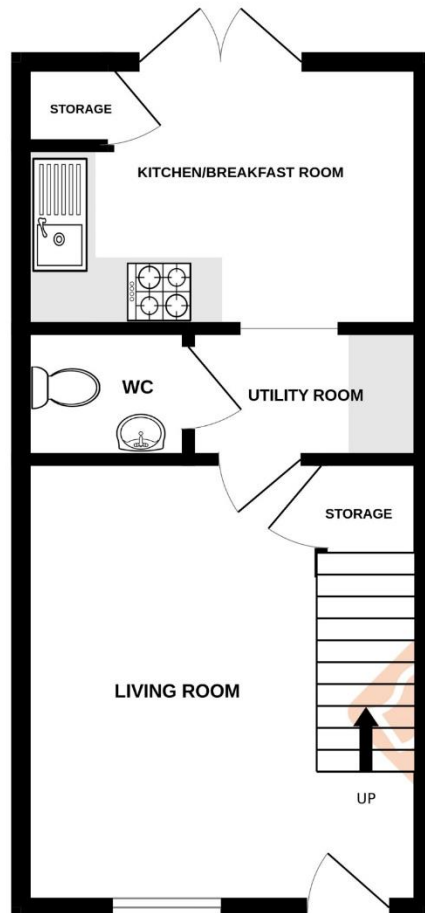
#### Agents Note: Residents Management Company

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.

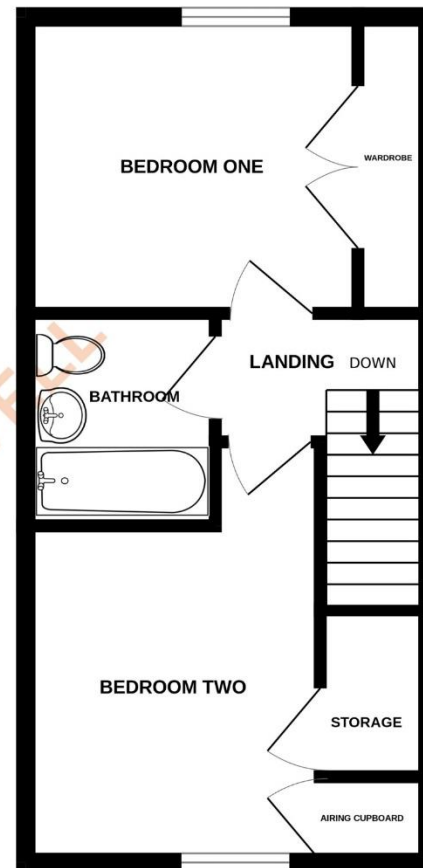
#### Agents Note: Leasehold Garage

The garage included in the sale is situated beneath a Coach House and is held on a Leasehold title. The lease term is 999 years, with 994 years remaining. An annual peppercorn ground rent is payable. An annual contribution toward the building insurance may be payable to the freeholder, as and when requested. This is 12.5% of the freeholders building insurance and the most recent demand was for £38.00.

GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



HOLBROOK WAY, OAKHAM, LE15 7WL

TOTAL FLOOR AREA : 629 sq.ft. (58.4 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	90 B	91 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 £62 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.