



32 Blackwater Road, Barleythorpe, Oakham, LE15 7WF

 **NEWTON FALLOWELL**

 4  2  2

Key Features

- Modern Semi Detached Town House
- Four Spacious Bedrooms
- Open Plan Kitchen & Dining Room
- Landscaped Rear Garden
- Driveway and Single Garage
- No Onward Chain
- Close to Town Centre & Train Station
- EPC Rating B
- Freehold

Guide Price: £300,000 - £325,000





Positioned within the outskirts of Barleythorpe, just a short walk from Oakham's historic market town centre, train station, and local schools, this impeccably maintained semi-detached three-story townhouse presents a fantastic opportunity. Boasting a generous plot and being sold with NO ONWARD CHAIN, this property offers a modern open-plan kitchen and dining room, spacious living room, four bedrooms, a shower room, and a three-piece bathroom. An internal viewing is essential to fully appreciate all that this exceptional property has to offer.



Upon entering the property, you are greeted by a spacious entrance hall that leads to the first-floor landing via a stylish staircase. From here, you have access to the convenient WC and the inviting kitchen diner, which features modern integrated appliances such as a fridge freezer and dishwasher, as well as a door that opens out to the rear garden, perfect for entertaining and alfresco dining. The first floor boasts a generously sized double bedroom, a well-appointed shower room, and a light-filled living room that offers a Juliet balcony overlooking the front aspect, flooding the space with natural light and creating a welcoming ambience. Moving up to the second floor, you will find three further bedrooms, providing ample space for a growing family or guests, along with a tastefully designed three-piece bathroom.



Externally, the property is beautifully maintained and easy to upkeep. The front of the property features an area laid with slate chippings and low level shrubs along with a driveway that leading to the single garage and parking area. A side gate leads to the landscaped rear garden, which is laid to lawn and enclosed by timber fencing, offering a private and tranquil space to relax and enjoy. This property is a

must-see and should be viewed at the earliest opportunity.

Entrance Hall 2.05m x 3.26m (6'8" x 10'8")

Downstairs WC 0.99m x 1.69m (3'2" x 5'6")

Dining Area 2.7m x 5.16m (8'11" x 16'11")

Kitchen Area 2.76m x 4.86m (9'1" x 15'11")

First Floor Landing 2.03m x 2.93m (6'8" x 9'7")

Living Room 3.78m x 4.87m (12'5" x 16'0")

Bedroom One 2.72m x 4.04m (8'11" x 13'4")

Shower Room 1.9m x 2.01m (6'2" x 6'7")

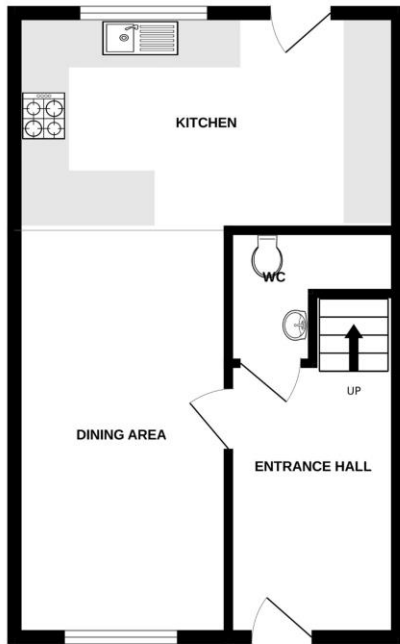
Second Floor Landing 2.1m x 2.97m (6'11" x 9'8")

Bedroom Two 2.66m x 4.81m (8'8" x 15'10")

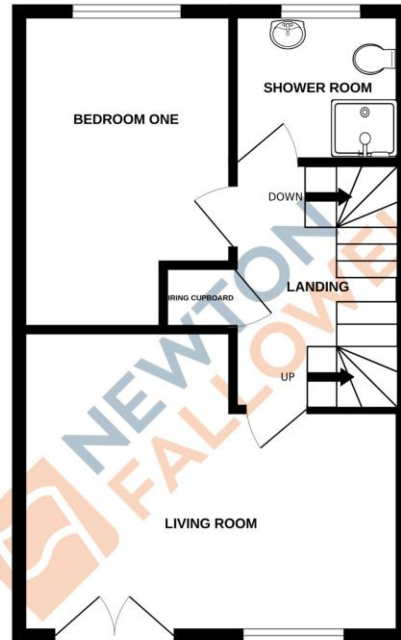
Bedroom Three 2.68m x 3.03m (8'10" x 9'11")

Bedroom Four 2.1m x 2.86m (6'11" x 9'5")

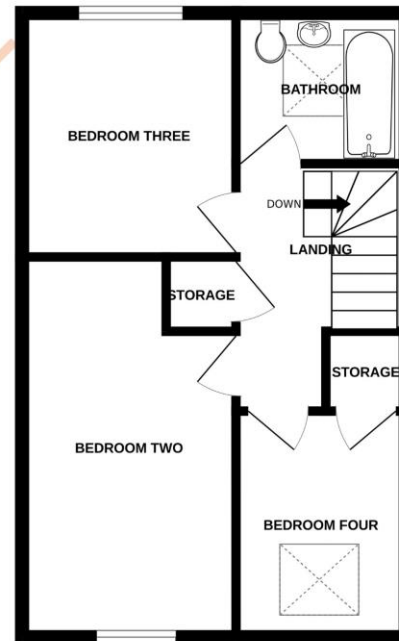
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



BLACKWATER ROAD, BARLEYTHORPE, LE15 7WF

TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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	87 B	88 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: C

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.