



44 Holbrook Way, Barleythorpe, Oakham, LE15 7WL

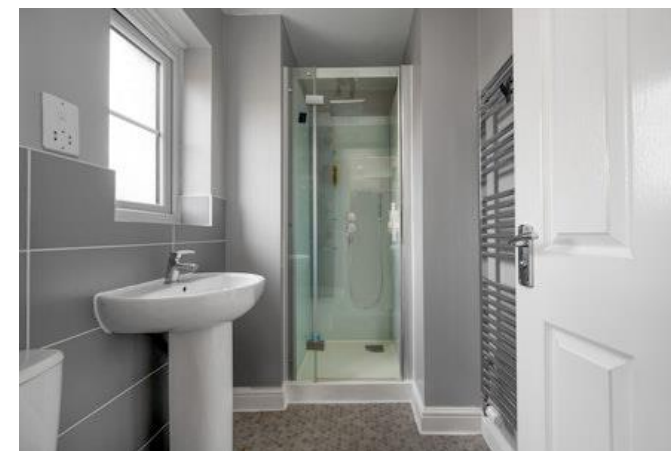
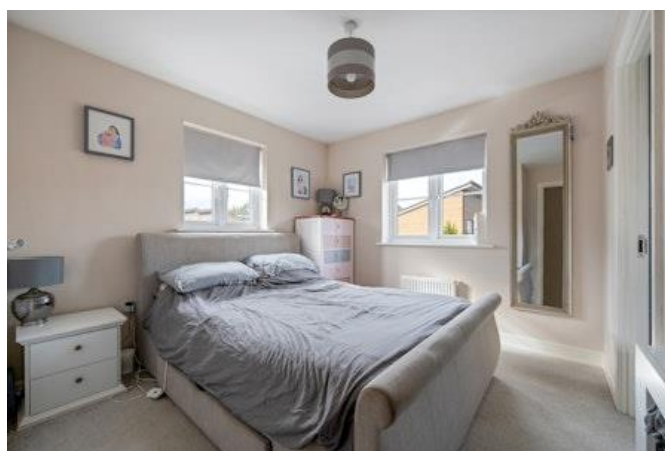
 **NEWTON FALLOWELL**



Key Features

- Detached Family Home
- Three Bedrooms With En-Suite To Master
- Generous Living Accommodation, Perfect For Family Living
- Modern Kitchen / Diner With Integrated Appliances
- Free Flowing Access To Rear Garden
- Single Garage & Off-Street Parking For Multiple Vehicles
- Highly Convenient Location For Local Schools & Amenities
- Ideal Solution For Growing Families
- EPC Rating B

£320,000





Situated in a popular and well-connected area of Oakham, this detached three-bedroom family home offers a superb balance of modern living, generous space, and convenience. Immaculately presented throughout, the property benefits from a detached single garage, off-street parking for multiple vehicles, and a fully enclosed rear garden, ideal for families or those who enjoy outdoor entertaining.

Upon entering the property, you are welcomed into a bright entrance hall, setting the tone for the well-designed layout that follows. To the right, the spacious living room offers a comfortable and inviting family space, featuring large windows that allow natural light to fill the room, creating a warm and airy atmosphere, perfect for relaxing or entertaining guests.

To the left-hand side of the entrance hall lies a stylish and contemporary kitchen diner, beautifully designed with modern fittings and ample work surfaces. The open-plan arrangement provides plenty of space for family dining and everyday living, with French doors leading directly onto the garden, seamlessly blending indoor and outdoor spaces. A ground floor WC is conveniently located off the kitchen, which completes the downstairs accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the two further bedrooms offer flexibility for family use, guest accommodation, or home working. A modern family bathroom serves the remaining bedrooms, fitted with a bath and overhead shower.

Externally, the property enjoys a well-maintained enclosed rear garden, offering a private and secure outdoor space ideal for relaxation or entertaining. A detached single garage and driveway to the rear provides ample off-street parking for multiple vehicles.

Located within easy reach of Oakham's town centre, the property benefits from close proximity to excellent local schools, shops, amenities, and public transport links, including Oakham's train station and major road routes for commuting.

This is a fantastic opportunity to acquire a modern, well-presented family home in one of Oakham's most sought-after and convenient locations.

Room Dimensions

Entrance Hall 1.65m x 1.62m (5'5" x 5'4")

Living Room 5.67m x 3.2m (18'7" x 10'6")

Kitchen/Breakfast Room 5.67m x 3.03m (18'7" x 9'11")

WC 1.3m x 0.95m (4'4" x 3'1")

Bedroom One 2.93m x 2.93m (9'7" x 9'7")

En-Suite 2.32m x 1.46m (7'7" x 4'10")

Bedroom Two 3.14m x 2.57m (10'4" x 8'5")

Bedroom Three 2.62m x 2.46m (8'7" x 8'1")

Bathroom 2.2m x 1.97m (7'2" x 6'6")

Resident 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.

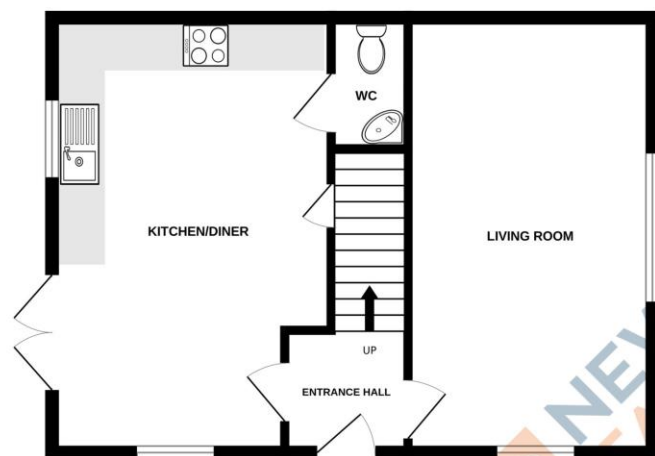
Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: D

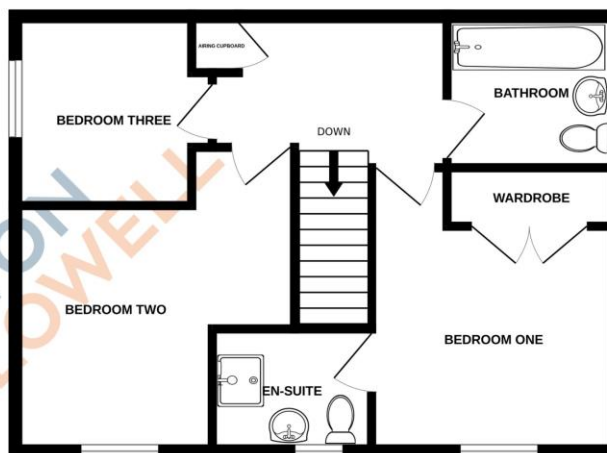
Agents Notes: Draft Details

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



HOLBROOK WAY, OAKHAM, LE15 7WL

TOTAL FLOOR AREA : 957 sq.ft. (89.0 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:
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 £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.