



17 Blackwater Road, Barleythorpe, Oakham, LE15 7WF



NEWTON FALLOWELL



Key Features

- Modern Terraced Property In Popular Location
- Two Generous Double Bedrooms, Both With Built-In Storage
- Bright And Welcoming Living Room Leading To A Modern Kitchen/Breakfast Room
- Convenient Downstairs WC And Separate Utility Area
- Family Bathroom Fitted With A Traditional Three-Piece Suite
- Fully Enclosed Rear Garden, Ideal For Low-Maintenance Outdoor Living
- Single Garage Providing Secure Parking And Storage
- Excellent Location Close To Oakham's Amenities, Schools And Commuter Links
- EPC Rating B
- Freehold

Offers in excess of £215,000





Positioned in the ever-popular area of Barleythorpe, within easy reach of Oakham's thriving market town centre, local schools, and transport links, this immaculately presented two-bedroom terraced property offers a superb opportunity for first-time buyers, downsizers, or investors seeking a move-in ready home with excellent practicality.

The accommodation is thoughtfully arranged across two floors, providing a wonderful balance of modern comfort and functionality. The ground floor features a bright and inviting living room leading through to a well-appointed kitchen/breakfast room, offering ample storage and workspace along with direct access to the rear garden. Completing the downstairs layout is a useful utility room and convenient WC, both enhancing the home's day-to-day practicality.

Upstairs, the property benefits from two generous double bedrooms, each offering built-in storage and plenty of natural light. The family bathroom is fitted with a traditional three-piece suite, maintaining a timeless and elegant style.

Externally, the property enjoys a small, fully enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. To the front, there is on-street parking, and a single garage, ensuring secure parking and additional storage.

Beautifully maintained and ready to move into, this delightful home combines stylish interiors with well-designed living spaces, making it an excellent choice for modern living in a sought-after Rutland location. Early viewing is highly 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")

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")

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.

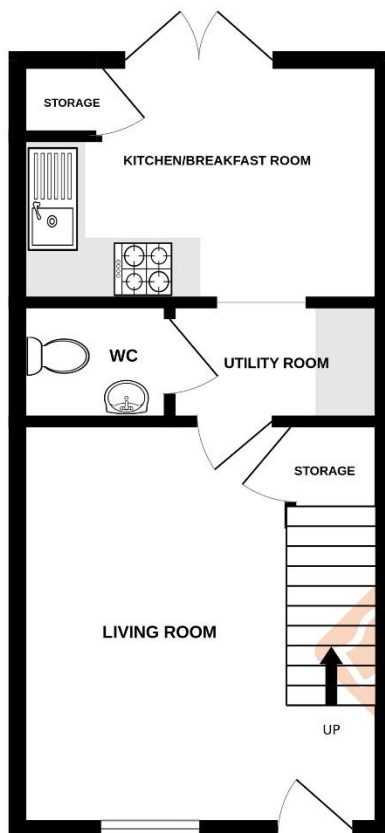
Residents Management Company

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.

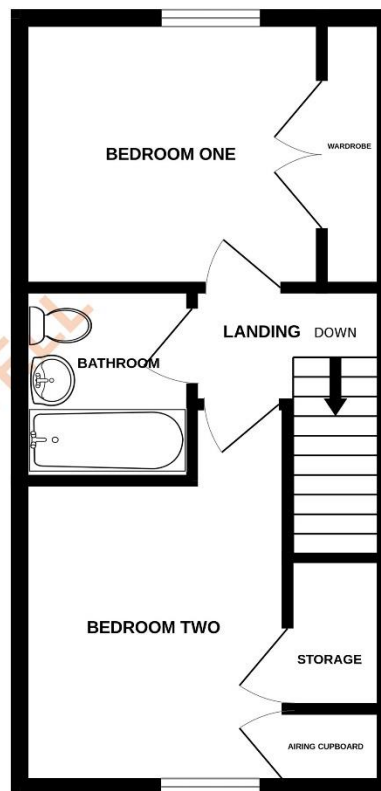




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



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



BLACKWATER ROAD, BARLEYTHORPE

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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 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: 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 £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.