



9 Blackwater Road, Barleythorpe, Oakham, LE15 7WF



NEWTON FALLOWELL

4 2 1

Key Features

- Detached Family Home
- Utility Room & Downstairs W/C
- West Facing Rear Garden
- L-Shape Living Room/Dining Room
- Open Aspect To The Front
- Four Bedrooms
- Single Garage & Driveway
- En-Suite To Master
- EPC Rating B
- Freehold

£375,000





Set in the heart of Barleythorpe, is this spacious detached family home. Uniquely positioned with the balancing pond and green space to the front of the home. This home comprises an open plan kitchen breakfast room, L-Shape living room/dining room, utility room, downstairs w/c, four bedrooms, en-suite to master, family bathroom, west-facing rear garden, single garage and driveway to the side of the property. This is a fantastic family home, and not one to miss!

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 £166.15 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.

Agents Note

Under Section 21 of The Estate Agent Act 1979 requires us to notify all prospective purchasers that the owners of this property are connected to this firm.





Room Measurements

Living Room 4.66m x 3.25m (15'4" x 10'8")

Dining Room 3.35m x 2.52m (11'0" x 8'4")

Kitchen 4.77m x 2.66m (15'7" x 8'8")

Utility Room 1.76m x 1.67m (5'10" x 5'6")

Bedroom One 3.85m x 2.53m (12'7" x 8'4")

Ensuite 2.03m x 1.17m (6'8" x 3'10")

Bedroom Two 3.85m x 2.65m (12'7" x 8'8")

Bedroom Three 2.69m x 2.65m (8'10" x 8'8")

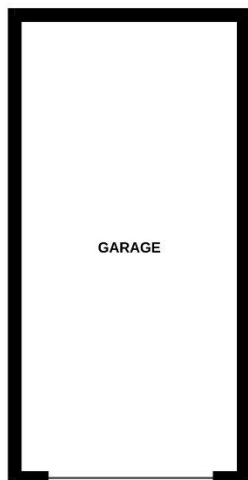
Bedroom Four 2.69m x 2.33m (8'10" x 7'7")

Bathroom 2.23m x 1.69m (7'4" x 5'6")

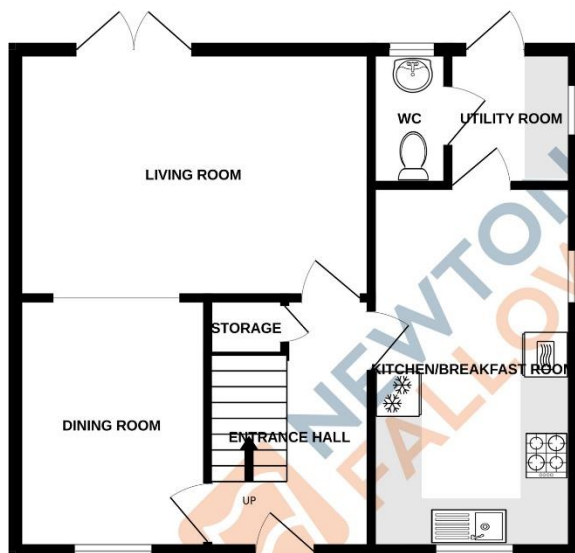




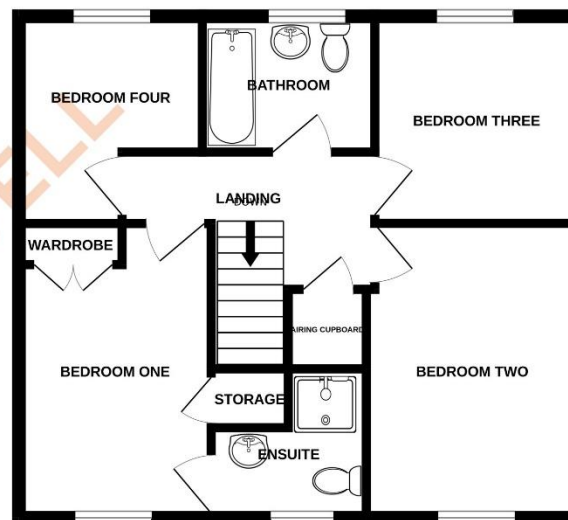
SINGLE GARAGE
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



BLACKWATER ROAD, OAKHAM, LE15 7WF

TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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: 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.